delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances; that they have good right to sell and convey said premises, and that they will Warrant and Defend the same against the lawful claim of all persons.

This Grant is intended as a mortgage to secure the payment of the sum of Two hundred Dollars, and interest thereon, according to the terms of one certain mortgage note and 11 interest notes or coupons, this day executed by the said parties of the first part to wit:

Note No. 1, for Two hundred Dollars, due January 1st. 1895 all dated Dec 31, 1889, payable to A. S. Walker or order, at the Importers and Traders National Bank of New York City, N.Y. with interest payable semi-annually on the first day of January and in each year, according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said property insured for $200.00 in some approved Insurance Company, payable in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee, as collateral security hereto.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the part of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns, interest at the rate of 10 per cent. per annum, computed annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of 10 per cent; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments, with interest at ten per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in

The following is Endorsed on the original instrument
For Value Received, I hereby Sell and Assign this Mortgage and the Notes therein described to Chas R. Metcalf. As witness my hand Boston Mass. this 1st day of February A D 1895.
A. S. Walker
State of Mass. County of Suffolk, ss. On this 1st day of February 1895, before me a Notary public in and for said State came A. S. Walker to me personally known to be the same person who executed the foregoing assignment and duly acknowledged the execution thereof. In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.
No Seal. Frank C. Hyde Notary Public
My commission expires on the 30 day of June 1902.

Recorded Nov 27th 1905.
A. W. Armstrong
Register of Deeds.

The following is attached to the original instrument
Boston Feb 1st 1895