years from May 28.91. at 8%.- and of three notes to J. E. Buchheim of $30.00 $40.00 $50.00 respectively due on or before three years from their date with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the 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, and that they will warrant and defend the same against all claims whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of Dollars, due and payable in five years from date thereof, with interest thereon from date at 8 per cent per annum, according to the terms of four certain promissory notes this day and other days executed and delivered by said Alexander Keiser & wife & Alex Keiser to the said parties of the second part; and this conveyance shall be void if such payment be made as in said notes and in this instrument specified.

And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, in default whereof said parties of the second part may pay such taxes, and any penalties and costs which may have accrued thereon, at the expense of said first parties, and such taxes, penalties, costs shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of Ten (10) per cent per annum. But if default be made in the payment of said notes, or any part thereof, or any interest thereon or of the taxes thereon then this conveyance shall become absolute, and the whole amount specified in said notes and the interest thereon, and all taxes paid by said second parties or their assigns, become and be due and payable, or not, at the option of said second parties or assigns, said option to be exercised without any notice whatever; and it shall be lawful for the parties of the second part their executors, administrators, or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the parties of the second part, their executors, administrators, or assigns, and out of all the moneys arising from such sale, to retain the amount then due according to the provisions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the parties making such sale on demand to the said Alexander Keiser & wife heirs or assigns.

In Testimony Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witness to both marks   Alexander his X mark Keiser [Seal]

I. N. Van Hoesen   Mary her X mark Keiser [Seal]