

itled to possession of said mortgaged premises, and the appurtenances, improvements, rents, issues and profits thereof. And in any action that may be brought for the recovery of said principal debt or of any moneys whatever due the mortgage under the provisions hereof, the said mortgage or his assigns shall be entitled to recover as a part of the judgment an attorneys commission of One per cent for collection, the same to be an additional lien upon said premises hereunder.

And the said Albert C. Fellows, for himself, his heirs, executors and administrators, does hereby covenant, promise and agree to and with the said John B. Fellows, his heirs and assigns, that at the time of the delivery of these presents he the said Albert C. Fellows is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above described and granted premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature or kind soever; and that he the said Albert C. Fellows, his heirs, executors and administrators, shall and will warrant and forever defend the same unto him the said John B. Fellows, his heirs and assigns, against them the said mortgageors, their and each of their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same or any part thereof.

In Witness Whereof the said parties have hereunto set their hands and seals, dated the day and year first herein written

Witness delivered in the presence of

Walter C. Rodman

State of Pennsylvania.

County of Philadelphia. ss.

A. C. Fellows

(seal)

Cornelia E. Fellows

(seal)

Be it remembered, that on this seventh day of December A.D. 1894, before me the undersigned, a Notary Public in and for the county and State aforesaid, came Albert C. Fellows and Cornelia E. Fellows his wife, who are personally known to me to be the same persons described in and who executed the foregoing mortgage or instrument of writing, and as such persons severally and duly acknowledged the execution of the same.

In Testimony whereof I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

My commission expires February 23, 1896

E. S.

Walter C. Rodman

Notary Public, Philadelphia, Pa

Recorded Dec. 20. 1894 at 4³⁰ o'clock P.M.

James Brooks

Register of Deeds