owned by said Mary Koofer and standing in her name on the books of said Association, and known and described as certificate of shares number 19097 that is Three dollars per month on said Four shares, as provided for by the terms, rules, and by-laws of said Association, which have been duly assented to by said grantor, and are made a part hereof, and shall assign said shares to said grantee, until the series of shares of said Association, of which said Four shares are part, shall be worth par or two hundred dollars per share (when a proper satisfaction piece for the cancellation of this mortgage shall be duly executed and delivered to said Grantors their heirs or assigns, and said Four shares shall thereupon be cancelled), then the foregoing deed is to be void and of no effect; otherwise to remain in full force and virtue.

It is hereby expressly agreed that if said mortgagor shall not well and truly pay or cause to be paid all taxes and other moneys assessed by any public authority on said premises when the same shall become due and payable, and furnish satisfactory evidence of such payment, as herein agreed, and shall not keep the buildings erected or to be erected upon the property herein described, insured against loss or damage by fire or lightning or cyclones, in an amount approved by the mortgagees, their successors and assigns, payable as herein provided (or shall fail to pay any monthly payment as provided in the conditions hereof), then and in every such case the whole principal debt aforesaid shall, at the option of said mortgagees, their successors and assigns, immediately thereupon become due, payable and recoverable, and payment of said principal sum and all interest, and all fines thereon, as well as any contribution on said Four shares of stock then due, and all rights of the mortgagees and its assigns hereunder may be enforced and recovered at once, anything herein contained to the contrary notwithstanding.

And the said Granite State Provident Association, grantee, as aforesaid, as part of the consideration hereinbefore expressed, hereby and by acceptance of this mortgage, covenants and agrees to and with said grantors their heirs, executors, administrators and assigns, to pay at its said office when due, according to the tenor and effect thereof a certain prior mortgage on the above-described premises given by said Mary Koofer and J. L. Koofer to The Granite State Provident Association to secure the payment of a certain Promissory Note conditional for the payment of Eight Hundred Dollars five years from date, and interest at Six per cent. payable semi-annually, which mortgage bears date the Second day of January eighteen hundred and Ninety Five, and is recorded in Mortgage Book 30 Page 111 and to have said mortgage properly cancelled of Record.