

to wit: Commencing at thirty rods south of the north west corner of the south west quarter of section twenty nine (29) township twelve (12) Range Twenty (20) Thence east Eight rods (8) thence south ten (10) rods, thence west eight rods, thence north ten rods to the place of beginning except forty feet off the west side of said lot deeded to Samuel Talley, said premises are subject to a prior mortgage of even date herewith given by Mary Kooper and J. L. Kooper to the Granite State Provident Association for the sum of Eight hundred dollars which sum is a part of the consideration above named.

To Have and to Hold, the said aforesaid premises, with all the privileges and appurtenances to the same belonging, to the said grantee and its successors and assigns, to its and their only proper use and benefit forever. And they the said Grantors for themselves and their heirs, executors and administrators, do hereby covenant, grant, and agree, to and with said grantee, and its successors and assigns, that until the delivery hereof they are the lawful owners of said premises, and are seized and possessed thereof in their own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every encumbrance whatsoever except the prior mortgage for eight hundred dollars, hereinafter described, and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said grantee and its successors and assigns forever, against the lawful claims and demands of any person or persons whomsoever except the owners of said prior mortgage.

And the said Mary Kooper and J. L. Kooper for themselves heirs, executors, and administrators, do hereby covenant and agree to and with said grantee, its successors and assigns, to pay to said grantee, at its office in Manchester N. H. its successors and assigns, the sum of Eight Hundred dollars, or three dollars per share, at the time and in the manner hereinafter mentioned and expressed, and that they will keep the buildings erected or to be erected, upon such lands insured against damage by fire or lightning, by insurers, and in an amount approved by said grantee; said insurance being made payable, in case of loss, as said mortgage may direct, and in default thereof, the grantee or its successors and assigns may, if they so elect, effect such insurance, in which case the costs of effecting the same shall be a lien on the mortgaged premises secured by these presents payable on demand with lawful interest, and that they will pay the taxes and all other moneys assessed by any public authority on said premises, as the same are due and payable, and furnish satisfactory evidence of said payment to the Association within one month after said taxes and other moneys so assessed are due.

And we each of us, do hereby release our several rights of homestead and all