

The following is intended as the original instrument
 of the conditions of this mortgage, having been fully complied with
 the same is hereby released, upon this, the original instrument
 dated February 11th 1900.

Not Seal

The R. J. Maddell Investment Company
 By W. D. Murrell Secretary
 Essex Avenue Registrar of Deeds.

Recorded Feb 7th 1900.

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; that they have good right to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons.

This Grant is intended as a Mortgage to secure the payment of the sum of Seven hundred Dollars, and interest thereon, according to the terms of one certain mortgage bond this day executed by the said parties of the first part, to-wit: Bond No 5453 for Seven hundred Dollars, due February 1st, 1900, dated February 1st 1895, payable to the said The R. J. Maddell Investment Company, or bearer, at the Importers and Traders National Bank in the City of New York, with interest until maturity, payable semi-annually on the first day of February and August in each year, according to certain coupons attached to said bond. 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.

The said parties of the first part agree that until this mortgage is satisfied they will keep the buildings on said premises insured in at least the sum of \$ in some responsible insurance company approved by the mortgage or assigns, with loss, if any, payable to the said The R. J. Maddell Investment Company, or assigns, as their interest may appear. And in default thereof, the holder of this mortgage may effect such insurance, and the premiums and expenses paid therefor shall be added to said mortgage debt, and the repayment thereof with interest, at the rate of ten per cent per annum, shall be secured by this mortgage, the same as though originally included therein.

Now, If such payments be made as herein specified, this conveyance shall be void, ~~and shall be void~~, and shall be released upon demand of the parties 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, or if default be made in the insurance agreement, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, 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 holder hereof; and it shall be lawful for the party of the second part, its successors and assigns, at any time thereafter, to take possession of said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then due, or to become due, according to the conditions of this instrument, and interest at ten per