

The note secured by this mortgage having been paid in full, this mortgage is hereby released and the lien hereby created discharged.

Wilder S. Seltzer

Lancaster Mass March 28th 1901.

Attest Willard B. Copeland

Deputy Register of Deeds

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 claim of all persons.

This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars, and interest thereon, according to the terms of one certain mortgage note and ten interest notes or coupons, this day executed by the said parties of the first part, to-wit: Note No. 1, for One Thousand Dollars, due March 1st, 1901, all dated February 27th 1896, payable to Russell & Metcalfe or order, at the Importers and Traders National Bank of New York City, N. Y., with interest payable semi-annually on the first days of March and September in each year, according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the premises before they shall become delinquent; and that they will keep the buildings on said property insured for \$ in some approved Insurance Company; payable in case of loss to the Mortgagee or assigns, and deliver the policy to the Mortgagee, as collateral security hereto. Now, if such payments be made as herein specified, this conveyance 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, as provided or if default be made in the agreement to insure, 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 party of the second part; and in case of such ^{default} or any sum covenanted to be paid ^{herein} for the of ten days after the same becomes due, the said first parties agree to pay to the said second party and his assigns, interest at the rate of ten per cent per annum computed annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of 10 per cent; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance and may recover for all such payments, with interest at ten per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second, his executors administrators and assigns, at any time thereafter to sell the premises hereby granted or any part thereof, in the manner prescribed by law. Appraisement waived or not, at the option of the party of the second part, 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 cent, per annum from the time of said default until paid together with