

with the appurtenances and all the estate title and interest of the said party of the first part therein and the said Nancy E. Wade and A. B. Wade do hereby covenant and agree 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. This Grant is intended as a Mortgage to secure the payment of the sum of three hundred dollars according to the terms of a certain promissory note for the sum of three hundred dollars dated this twenty fourth day of March 1883 made by the said Nancy E. Wade and A. B. Wade payable to the order of said Sarah E. Yeatman on or before March the 24th 1884 with interest from date at the rate of nine & percent per annum and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment or any part thereof or interest thereon or the taxes or if the insurance is not kept up thereon then this conveyance shall become absolute and the whole shall become due and payable and it shall be lawful for said party of the second part her 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 hereby waived or not at the option of the party of the second part her executors administrators or assigns and out of all the moneys arising from such sale to retain the amount then due for principal and interest together with the costs and charges of making such sale and the overplus if any there be shall be paid by the party making such sale on demand to the said Nancy E. Wade her heirs or assigns.

In Witness Whereof The said parties of the first part have hereunto set their hands and seals the day and year last above written

Nancy E. Wade } Seal?

A. B. Wade } Seal?

State of Texas }
County of Douglas } ss.

Be it Remembered That on this twenty fourth day of March A.D. 1883 before me a Justice of the Peace in and for said County and State came Nancy E. Wade and A. B. Wade her husbands to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal on the day and