

one hundred and sixty six 166 feet thence South three hundred and fifty 350 feet thence West one hundred and sixty six 166 feet thence North to place of beginning containing in all about eight acres being the same property mortgaged by J. W. McMillan to Henry Gay

with the appurtenances and all the estate title and interest of the said parties of the first part therein and the said parties of the first part 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 and 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 Two Thousand Dollars and interest thereon according to the terms of 4 certain mortgage notes and 50 interest notes or coupons this day executed by the said Charles F. Machin said notes being for balance of purchase money on above property to wit Note No. 1 for Five Hundred Dollars due March 1st. 1888 Note No. 2 for Five Hundred Dollars due March 1st. 1888 Note No. 3 Five Hundred Dollars due March 1st. 1888 No. 4 for Five Hundred Dollars due March 1st. 1888 all dated March 1st. 1888 payable to Gilbert and Gay or order at the Guilburt National Bank West Winsted Conn. with interest payable annually on the first day of March in each year according to coupons attached to said notes 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 and they will keep the buildings on said property insured 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 of any sum covenanted to be paid for the period of ten days after the same becomes due the said first parties agree to pay to said second party and his assigns interest at the rate of 12 per cent per annum computed annually on said principal note from the date thereof to the time when the money shall be actually paid and any payments made on account of