

sell and convey said premises and that he 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 One Thousand Dollars and interest thereon according to the terms of six certain mortgage notes and 1% interest notes or coupons this day executed by the said Frank Exline said notes being given for balance of purchase money to wit Note No 1 for one hundred dollars due on or before June 1st. 1884 Note No 2 for one hundred dollars due on or before June 1st. 1884 Note No 3 for two hundred dollars due on or before June 1st. 1885 Note No 4 for two hundred dollars due on or before June 1st. 1886 Note No 5 for two hundred dollars due on or before June 1st. 1887 Note No 6 for two hundred dollars due on or before June 1st. 1888 all dated May 16th. 1883 payable to Gilbert and Gay or order at the Sturtevant National Bank West Winsted Conn with interest payable annually on the first day of June in each year according to coupons attached to said notes The party of the first part further agrees that he 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 party 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 cases 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 interest shall be credited in said computation so that the total amount of interest collected shall be and not exceed the legal rate of 12 per cent but the party of the second part may pay any unpaid taxes charged against said property