

Thirtess 13 Range Nineteen 19 County and State aforesaid
 with the appurtenances and all the estate title and interest
 of the said party of the first part therein and the said John
 L. Brown does hereby covenant and agree that at the delivery
 hereof he is the lawful owner of the premises above granted
 and seized of a good and indefeasible estate of inheritance
 therein free and clear of all incumbrances and that he
 will warrant and defend the same against all claims
 whatsoever. This grant is intended as a Mortgage to secure
 the payment of the sum of Nine hundred &c Dollars according
 to the terms of one certain promissory note this day executed
 by the said John L. Brown to the said party of the second
 part said note being given for the sum of Nine hundred
 &c Dollars dated May 15 1893 due and payable in three years
 from the date thereof respectively with interest thereon from
 the date thereof until paid according to the terms of said
 note and coupons thereto attached. And this conveyance
 shall be void if such payments be made as in said notes
 and coupons thereto attached and as is hereinafter specified
 and the said party of the first part hereby agrees to pay all
 taxes assessed on said premises before any penalties or costs
 shall accrue on account thereof in default whereof the said
 mortgagee may pay the taxes and accruing penalties interest
 and costs at the expense of the party of the first part and
 the expense of such taxes and accruing penalties interest and
 costs shall from the payment thereof be and become an
 additional lien under the mortgage upon the above
 described premises and shall bear interest at the rate of twelve
 per cent per annum. But if default be made in such pay-
 ments or any part thereof or interest thereon or the taxes assessed
 on said premises then this conveyance shall become absolute
 and the whole principal of said note and interest thereon
 and all taxes and accruing penalties and interest and costs
 thereon remaining unpaid or which may have been paid
 by the party of the second part and all sums paid by the
 party of the second part for insurance shall be due and payable
 at the option of the party of the second part and it
 shall be lawful for the 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