

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 Three Hundred ⁷⁰⁰/₁₀₀ Dollars, according to the terms of One certain promissory note this day executed by the said Titus E. Sawyer to the said party of the second part. Said note being given for the sum of Three Hundred ⁷⁰⁰/₁₀₀ Dollars dated Dec. 12th 1883 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 coupon thereto attached. And this conveyance shall be void if such payment be made as in said note 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, and to keep the said premises insured in favor of the said mortgagee in the sum of

Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expence of the party of the first part, and the expence of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof, be and become an additional lien under this 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 payments 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 or not, at the option of the party of the second part; and it shall be lawful for the party of the second part his executors, administrators and assigns, at any time thereafter, to sell the premises