

and Minna Jacobs 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 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 Thirty five Hundred ⁰⁰/₁₀₀ Dollars according to the terms of one certain promissory note this day executed by the said Joseph H. and Minna Jacobs to the said party of the second part. Said note being given for the sum of Thirty five Hundred ⁰⁰/₁₀₀ Dollars dated February 8th 1884 due and payable in Five 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 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 Seven Hundred ⁰⁰/₁₀₀ Dollars, in some insurance company satisfactory to said mortgagee, in default the said mortgagee may pay the taxes and accruing penalties interest and costs, and insure the same at the expense of the party of the first part, and the expense 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 payment, or any part thereof, or interest thereon, or the taxes assessed on said premises or if the insurance is not kept up thereon 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