extension of said mortgage in favor of said Wilder S. Metcalf for a term not to exceed five (5) years from the date of its maturity or may secure a renewal thereof for a like term, or may give a new but not an additional mortgage on said premises above described for the same amount and for the same term, but the principal amount of said mortgage in favor of said Wilder S. Metcalf, to wit $2260.00 or any new mortgage made in lieu thereof shall not be increased, but said parties of the first part may pay such rate of interest as may be necessary to secure an extension renewal or new mortgage thereon for the purpose of paying the said mortgage in favor of said Wilder S. Metcalf. This the second mortgage on said premises, shall not in any manner prejudice or embarrass the said first parties of the first part in obtaining the relief above provided for, and this mortgage shall be a second lien as to such extended, renewed or new mortgage on said premises.

The notes secured by this mortgage are subject to all the terms and conditions of the same. To be indorsed on notes: "Secured by mortgage on real estate."

This grant is intended as a mortgage to secure the payment of the sum of Eight Hundred Dollars according to the terms of two certain promissory notes this day executed and delivered by the said parties of the first part to the said party of the second part, which said notes are for the sum of Four Hundred Dollars each, due in six and twelve months respectfully and bear interest at the rate of six and one half per cent per annum, interest payable quarterly, and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or the interest thereon or the taxes, or if the insurance is not kept up thereon then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part his executors, administrators and assigns, at any time thereafter to sell