

called, according to the official maps and survey, and bounded on one side by Winthrop Street, on another by an alley, on another by Henry Street, and on the other side by an alley and being situated just opposite to Wain Street and being near the land of one Beachum with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part does hereby covenants and agree that at the delivery hereof she 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.

This grant is intended as a mortgage to secure the payment of the sum of One Thousand One Hundred and Eighty Two and One Half Dollars (\$1182.50) according to the terms of one certain promissory note, this day executed and delivered by the said Nancy H. Chadwick to the said party of the second part, payable one day from date at the office of R. R. Spear, San Jose, California; 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 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, 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 and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be shall be paid by the party making such sale, or demand, to said Nancy H. Chadwick, her heirs and assigns.

In Witness Whereof: The said party of the first part has hereunto set her hand and seal the day and year first above written.

Nancy H. Chadwick.

State of California
County of Santa Clara

} ss Be It Remembered: That on this