

as follows to wit:

The south east quarter ($\frac{1}{4}$) of Section number Nine (9) in Township number Fifteen (15) of Range number Twenty one (21) containing One hundred and sixty (160) acres more or less with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said William Jones and Maggie Jones his wife 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.

This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars according to the terms of a certain note this day executed by the said William Jones to the said party of the second part: Dated July 20th 1884 payable Three years after date with interest at seven per cent per annum interest payable annually.

And this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment or any part thereof, or interest thereon or if the taxes on said land are not paid when the same become due and payable or if the insurance is not kept up thereon, as provided herein then this conveyance shall become absolute and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder thereof and it shall be lawful for said party of the second part his 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 waived"; and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest together with the costs and charges of making such sale and the surplus if any there be shall be paid by the party making such sale on demand to the said William Jones and wife their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year last above written.