

hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seised of a good and indefeasible estate of inheritance therein free and clear of all incumbrances except a mortgage of \$600 to Avery S. Walker that they have good right to sell and convey said premises and that they will warrant and defend the same against the lawful claims of all persons.

This Grant is intended as a mortgage to secure the payment of the sum of Two Hundred Dollars and interest thereon according to the terms of one certain mortgage note and two interest notes or coupons this day executed by the said parties of the first part to wit: Note No. 1 for Two Hundred Dollars due March 1st 1887, all dated February 28, 1885 payable to Edward Russell or order at the Merchants Bank of Lawrence Mass. with New York exchange with interest payable annually on the first days of March and in each year according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent.

Now if such payments be made as herein specified this conveyance shall be void and shall be released upon demand of the first part. But if default be made in the payment of said principal sum or any part thereof or any interest thereon or of said taxes or assessments as provided then this conveyance shall become absolute and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part; and in case of such default of any sum covenanted to be paid for the period of ten days after the same becomes due the said first parties agree to pay to said second party and his assigns interest at the rate of 12 per cent per annum computed annually on said principal note from the date thereof to the time when the money shall be actually paid and any payment made on account of interest shall be credited in said computation so that the total amount of interest collected shall be and not exceed the legal rate of 10 per cent; but the party of the second part may pay any unpaid taxes charged against said property and may recover for all such payments with interest at twelve per cent in any suit for foreclosure of this mortgage; 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 hereby granted or any