

owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances: that she has good right to sell and convey said premises and that she 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 Four Hundred Dollars and interest thereon, according to the terms of two certain mortgage notes and (16) Sixteen interest notes or coupons, this day executed by the said party of the first part to wit: Note No. 1. for Two Hundred, Dollars, due June 1st 1889. Note No. 2. for Two Hundred, Dollars, due June 1st 1887 all dated May 22^d 1885, payable to Edward Russell or order, at the Merchants Bank of Lawrence Mass. with New York Exch. with interest, payable semi-annually, on the first days of June and December in each year, according to coupons attached to said notes. The party of the first part further agrees that she will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said property insured in some approved Insurance Company, payable in case of loss, to the mortgage or assigns, and deliver the policy to the mortgage, as collateral security hereto.

Now if such payments be made as herein specified this conveyance shall be void, and shall be released upon demand of the party 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, or if default be made in the agreement to insure, 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 payments made on account of interest shall be