

premises, with the appurtenances thereof, unto the said C. D., his heirs and assigns, to his and their own proper use and behoof forever. And I do for myself, and my heirs, executors, and administrators, covenant with the said C. D., his heirs and assigns, that at and until the ensealing of these presents, I am well seized of these premises, as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same, in manner and form aforesaid; and that the same is free from all encumbrance whatsoever.

And further, I do by these presents bind myself, and my heirs, to warrant and forever defend the above granted and bargained premises, unto the said C. D., his heirs and assigns, against all claims and demands whatsoever.

In witness whereof I have hereunto set my hand and seal, the — day of —, in the year one thousand eight hundred and —.

Sealed and delivered in

presence of

G. H. }

A. B. [L. S.]

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MORTGAGE.

This Indenture, made the — day of —, in the year of our Lord one thousand eight hundred and —, between A. B., of &c., of the first part, and C. D. of —, of the second part, witnesseth: That the said party of the first part, for and in consideration of the sum of — dollars, doth grant, bargain, sell, and confirm unto the said party of the second part, and to his heirs and assigns, all (*description*;) together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining. This conveyance is intended as a mortgage, to secure the payment of the sum of — dollars in — years from the date of these presents, with annual interest, according to the conditions of a certain bond, dated this day, executed by the said A. B. to the said party of the second part; and these presents shall be void if such payment be made. But in case default shall be made in the payment of the principal, or interest, as above provided, then the party of the second part, his executors, administrators, and assigns, are hereby empowered to sell the premises above described, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law; and out of the money arising from such sale, to retain the said principal and interest, together with the costs and charges.