

ond part,his heirs and assigns,shall quietly enjoy and possess the same;and that the said parties of the first part will Warrant and Defend the title to the same against all lawful claims.

PROVIDED,NEVERTHELESS,That if the said A.A.Hobbs,and _____Hobbs,his wife,parties of the first part,their heirs,executors or administrators,shall well and truly pay,or cause to be paid,to the said party of the second part,his heirs,executors,administrators or assigns,the sum of Five Hundred Dollars,and interest,according to the conditions of one (1) certain promissory note bearing even date herewith,and also to pay all taxes which now are,or may be hereafter assessed on said premises as they shall become due,then this deed shall be null and void. But if default shall be made in the payment of said sum of money,or the interest,or the taxes,or any part thereof,at the time and in the manner hereinbefore or hereinafter specified for the payment thereof,the said parties of the first part,in such case do hereby authorize and fully empower the said party of the second part,his heirs,executors,administrators or assigns,to sell the said hereby granted premises,and convey the same to the purchaser,in fee simple,agreeably to the statute in such case made and provided,and out of the moneys arising from such sale to retain the principal and interest which shall then be due on said note,and all taxes upon said lands,together with all costs and charges,and also the sum of Twenty-five dollars as Attorney's fees,and pay the overplus,if any,to the said parties of the first part,their heirs,executors,administrators or assigns.

And the said A.A.Hobbs and _____Hobbs,his wife,do further covenant and agree to and with the said party of the second part,his heirs,executors,administrators and assigns,to pay the said sum of money above specified at the time and in the manner above mentioned,together with all the costs and expenses,if any there shall be; and also,in case of the foreclosure of this Mortgage,the sum of Twenty-five dollars as Attorney's fees in addition to all sums and costs allowed in that behalf by law,which said sum is hereby acknowledged and declared to be a part of the debt hereby secured,and which shall be assessed and payable as part of said debt,and that he will pay all taxes and assessments of every nature that may be assessed on said premises,or any part thereof,previous to the day appointed by law for the sale of lands for town,city,county or state taxes. And if default be made by the said parties of the first part,in any of the foregoing provisions,it shall be lawful for the said party of the second part,his heirs,executors,administrators or assigns,or his Attorney,to declare the whole sum above specified to be due and payable.

IN TESTIMONY WHEREOF,The said parties of the first part have hereunto set their hands and affixed their seal the day and year first above written.

Signed,Sealed and Delivered in Presence of

G.A.Will	A.A.Hobbs	(Seal)
Hattie B.Carlson	Rae A Hobbs	(Seal)
State of Minnesota)		
County of Hennepin)		

On this _____day of May A.D.1912,before me,a Notary Public within and for said County,personally appeared A.A.Hobbs and _____Hobbs,his wife, to me known to be the persons described in and who executed the foregoing instrument,and acknowledged that they executed the same as their free act and deed.

(Notarial Seal) G.A.Will
My commission expires Oct.29,1917. Notary Public,Hennepin County,Minn.
Filed for record by Payson Smith on July 27,1914 at 8:30 A.M.

H. Swisher
Co.Auditor.

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