

This Indenture, Made the second day of December in the year of our Lord one thousand eight hundred and Sixty Seven between Thomas Brace and Mitty Ann Brace his wife of the Town of Avon Rock County Wisconsin part 1st of the first part, and Timothy M. Purdy of the same place

part 2d of the second part :

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Two Hundred Dollars to them in hand paid, the receipt whereof is hereby acknowledged, ha ve granted, bargained, and sold, and by these presents do grant, bargain and sell unto the said part 2d of the second part, and to his heirs and assigns forever, the following Real Estate, lying and being in the County of Rock, and State of Wisconsin, and known and described as follows :

The South East Quarter of the South East Quarter of Section number eight (1) Town number One (1) Range number ten (10) East contains six feet across more or less the said land being situate in the Town of Avon County & State aforesaid

Timothy M. Purdy
Witness

together with the privileges and appurtenances to the same belonging.

To Have and to Hold the same to the said part 2d of the second part, his heirs and assigns forever. Hereby covenanting that the said part 1st of the first part, and each & every of them will ever warrant and defend the same to the part 2d of the second part his heirs and assigns, against all claims whatsoever, Provided Always, and these presents are upon this express condition, that if said Thomas Brace one of said part 1st of the first part his heirs, executors or administrators, shall pay or cause to be paid to the said part 2d of the second part, his heirs, executors, administrators or assigns the sum of Two Hundred Dollars

according to the terms of one certain promissory note bearing even date herewith, executed by Thomas Brace one of

the said part 1st of the first part to the said part 2d of the second part, and shall moreover pay annually to the proper officers all taxes which shall be assessed on the said real estate, then these presents shall be null and void. But in case of the non-payment of any sum of money, (either of principal, interest, or taxes) at the time or times when the same shall become due, agreeably to the condition of these presents, or of the aforesaid promissory note or any part thereof, then in such case the whole amount of said principal sum shall, at the option of the said part 2d of the second part, his representatives or assigns, be deemed to have become due, and the same with interest thereon, at the rate aforesaid, shall thereupon be collectable in a suit at law, or by foreclosure of this mortgage, in the same manner as if the whole of the principal sum had been made payable at the time when any such failure in any payment shall occur, as aforesaid; and it shall be lawful in such case for the said part 2d of the second part his heirs, executors, administrators or assigns, to grant, sell and convey the said real estate, with the appurtenances thereunto belonging, at public auction or vendue: and on such sale to make and execute to the purchaser or purchasers, his, her or their heirs or assigns forever, good and sufficient deeds of conveyance in the law, pursuant to the statute in such case made and provided; and in case of the foreclosure of this mortgage, the said part 1st of the first part, for themselves & their heirs, executors, representatives and assigns, covenant and agree that they will pay to the said part 2d of the second part, his representatives or assigns, in addition to the taxable costs in the foreclosure suit, the solicitor's fees.

In Witness Whereof, the said part 1st of the first part, has hereunto set their hands and seal of the day and year first above written.

Signed, Sealed and Delivered in the presence of

A. S. Douglass
Geo Jones Witness David Moore

Thomas & Mitty Ann Brace (Seal.)
Mitty Ann Brace (Seal.)

This mortgage is fully paid, satisfied and discharged
J. M. Purdy
Dec 27 1867
No 2 Valuation Register

Alt
STATE OF WISCONSIN.

COUNTY OF ROCK, *Green*

ss.

On this

Second

day of

December

A. D. 1867

personally came before me

Thomas Brace & his wife Mary Ann Brace

the

grantors in the above conveyance, to me known and acknowledged that they executed the same freely and voluntarily, for the uses and purposes therein mentioned.

E. S. P.

A. S. Douglass

Notary Public Green County Wis.

Chas. Keeler

Register.

Recorded

Dec 18th

1867

at

1 o'clock

P

M.