

do hereby Covenant with the said Jane E Biggell in her heirs and assigns that we are lawfully seized of said premises that they are free from incumbrance, and we do hereby Covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever - Provided always and these presents are upon this condition that whereas the said Bernhard Penner and Elizabeth Penner his wife have granted and delivered to said Jane E Biggell their one promissory note of even date herewith for three hundred Dollars (\$300) bearing interest at seven per cent per annum payable on or before Five years the first day of February 1886

Now the said Bernhard and Elizabeth Penner shall well and truly pay a Cause to be paid the sum of money in said note mentioned with the interest thereon according to the tenor and effect of said note and shall duly keep and perform all other Covenants and agreements herein contained on their part to be kept and performed then these presents shall be null and void. But if said sum of money or any part thereof or any interest thereon is not paid when the same is due or if the taxes and assessments against said premises are not paid on or before the time the same by law become delinquent or if said mortgagor shall fail to keep and perform any of the Covenants herein contained on their part to be kept and performed then the whole of said sum and interest shall immediately become due and payable and in case of a foreclosure of this mortgage a reasonable sum to be determined by the court shall be awarded in addition to the judgment as an attorney's fee

signed the first day of February ad one thousand Eight hundred and Eighty six  
 in presence of  
 W. H. Stebbins  
 Bernhard Penner  
 Elizabeth Penner

The State of Illinois }  
 Cook County }  
 on this fourth day of June ad 1886 before me a Notary Public in and for said County Bernhard Penner and Elizabeth Penner who are personally known to me to be the identical persons whose names are subscribed to the above instrument is granted and they each acknowledged the contents of the same voluntarily at and led

Witness my hand notarial seal the date of said  
 W. H. Stebbins  
 Notary Public  
 Filed for Record June 26<sup>th</sup> ad 1886  
 R. R. Shaffer Clubsey