

own proper use benefit and to have forever  
 had the said parties of the first part viz: John & Mary  
 Ella Ward for themselves their heirs executors and administ-  
 rators do here by covenant promise and agree to and with  
 the party of the second part his heirs and assigns that  
 the said parties of the first part at the time of the  
 sealing and delivery of these presents were lawfully  
 seized in fee simple of a good absolute and indefea-  
 sible estate of inheritance of and in all and singular  
 the above granted bargain and described premises  
 with the appurtenances thereto belonging and  
 have good right full power and lawful authority  
 to grant bargain sell and convey the same in  
 manner and form aforesaid and that the said party  
 of the second part their heirs and assigns shall and  
 may all times here after peaceably and quietly have  
 hold use occupy possess and enjoy the above granted  
 premises and every part and parcel thereof with  
 the appurtenances without any let hindrance trouble  
 molestation or disturbance of the said party of the first part  
 their heirs or assigns or of any other person or persons  
 lawfully claiming or to claim the same. And that the  
 same are now free clear discharged and unincum-  
 bered of and from all former and other grants titles  
 charge estates judgments taxes assessments and  
 incumbrances of what nature and kind soever.  
 It is here by understood that this instrument is  
 intended as a Mortgage to secure the said  
 Joseph Ellinger in a promissory note given by the  
 said John & Mary Ward as Twelve months after date  
 promised to pay to the order of Joseph Ellinger one  
 thousand and no more for value received with 8% per  
 cent interest from date. Now if the said John &  
 Mary Ward shall well and truly pay said note according  
 to its terms & effect thereof then this obligation  
 to be null void else to remain in full force  
 and virtue -  
 And the said parties of the first part for themselves  
 and their heirs the above described and hereby granted  
 and released premises and every part and parcel  
 thereof with the appurtenances unto the said party of the  
 second part his heirs and assigns against the  
 said parties of the first part and their heirs and against  
 all and every person or persons whomsoever lawfully  
 claiming or to claim the same shall and will  
 warrant and by their presents forever defend.