

## Know all Men by these Presents, THAT I,

and \_\_\_\_\_ his wife, of \_\_\_\_\_ in  
of \_\_\_\_\_ for and in consideration of the sum of \_\_\_\_\_  
DOLLARS,  
to \_\_\_\_\_ in hand paid by \_\_\_\_\_ of \_\_\_\_\_  
the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and do hereby Grant, Bargain, Sell and Convey unto the said \_\_\_\_\_  
and unto his heirs and assigns, the following described real estate situated in \_\_\_\_\_

TO HAVE AND TO HOLD THE SAME unto the said \_\_\_\_\_ and unto his heirs  
and assigns forever, with all the privileges and appurtenances thereto belonging.

And we, the said \_\_\_\_\_ for  
\_\_\_\_\_ and \_\_\_\_\_ heirs, executors, administrators and assigns, covenant with the said \_\_\_\_\_  
his heirs and assigns, that \_\_\_\_\_ lawfully seized in fee of the aforegranted premises; that they are free from all incumbrances; that \_\_\_\_\_ have good  
right to sell and convey the same to the said \_\_\_\_\_ as aforesaid; and that \_\_\_\_\_  
will and \_\_\_\_\_ heirs, executors, and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And I, the said \_\_\_\_\_ wife of the said \_\_\_\_\_  
for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and relinquish unto the said \_\_\_\_\_  
and his heirs and assigns, all my right or possibility of dower in or to said lands.

The foregoing conveyance is on conditions: That, whereas, the said \_\_\_\_\_  
is justly indebted to the said \_\_\_\_\_ in the sum of \_\_\_\_\_  
DOLLARS, for borrowed money, evidenced by \_\_\_\_\_

Now, if the said \_\_\_\_\_ shall pay or cause said note \_\_\_\_\_ to be paid,  
with interest, according to the tenor and effect thereof, then this instrument to be null and void; otherwise to remain in full force and effect.

And it is hereby further stipulated that during the continuance of this instrument in force, the said \_\_\_\_\_  
shall at all times keep all taxes fully paid, as required by law, and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of not less  
than \$ \_\_\_\_\_; loss, if any, payable to the said \_\_\_\_\_ as his interest may appear.

And it is further hereby agreed, that in case the said \_\_\_\_\_ shall make default in  
payment of taxes or of keeping said building insured as aforesaid, then the said \_\_\_\_\_  
or his legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at \_\_\_\_\_ per cent. per annum  
from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured. And we hereby waive all rights of appraisal  
or redemption to which we are entitled under the Acts of the Legislature, approved March 17, 1870, and March 17, 1883, respectively.

And if default be made in payment of the sums hereby secured at maturity, or when the same or either of them becomes due and payable, then the said grantee, \_\_\_\_\_, or  
\_\_\_\_\_ assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in \_\_\_\_\_  
\_\_\_\_\_ public notice of the time and place of said sale having first been given \_\_\_\_\_ days, by advertising  
in some newspaper published in said \_\_\_\_\_ or by printed or written handbills posted up in \_\_\_\_\_  
public places in said city; at which sale the said grantee or assignee may bid and purchase as any third person might do; and we hereby authorize the said grantee or assignee to  
convey said property to any one purchasing at the said sale, and the recitals of his deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be  
applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest; and the remainder, if any, shall be paid to said grantors.

Witness our hands on this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 190 \_\_\_\_\_

Seal  
Seal

## ACKNOWLEDGMENT.

UNITED STATES OF AMERICA, } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 190 \_\_\_\_\_, before  
\_\_\_\_\_ a Notary Public within and for the above  
duly commissioned and acting, appeared in person \_\_\_\_\_

to me personally well known as the person \_\_\_\_\_ whose name \_\_\_\_\_ appear \_\_\_\_\_ upon the within and foregoing deed of conveyance as the party \_\_\_\_\_ grantor, and stated to me that \_\_\_\_\_ he  
had executed the same for the consideration and purposes therein mentioned and set forth as \_\_\_\_\_ free voluntary act and deed, and I do hereby so certify.

And I further certify that on the same day voluntarily appeared before me \_\_\_\_\_  
wife of the said \_\_\_\_\_ the grantor herein, to me well and personally known as the person who  
joined the said \_\_\_\_\_ in making this conveyance, and in the absence of her said husband stated  
and declared to me that she had of her own free will joined in the execution of the same, and had signed and sealed the relinquishment of dower and homestead therein expressed  
for the purpose and consideration therein contained and set forth, without compulsion or undue influence of her said husband.

In Testimony Whereof, I have hereunto set my hand and seal of office as such Notary Public at the town of \_\_\_\_\_  
the day and year last above written.

(SEAL) My commission expires \_\_\_\_\_ A. D. 190 \_\_\_\_\_

Notary Public.

Filed for record \_\_\_\_\_ 190 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Deputy Clerk and Ex-Officio Recorder.