

CANADA
Province of Ontario
County
Northumberland

I, Hattie L. Hawkey
of the Town of Cobourg
in the County of Northumberland,
stenographer, make oath and say:

To Wit:

- That I was personally present and did see the within Instrument and a Duplicate duly signed, sealed and executed by
Colin C. Arthur and Flora B. Arthur, two of
the parties thereto.
- That the said Instrument and Duplicate were executed by the said parties
at the Town of Cobourg.
- That I know the said parties.
- That I am a subscribing witness to the said Instrument and Duplicate.

SWORN before me at the Town
of Cobourg
in the County
of Northumberland
this 13th day of November
A.D. 191-1920.

Hattie L. Hawkey

Thomas Hall
A Commissioner, etc.

DATED November 13, A.D. 19120

COLIN C. ARTHUR et ux

*Discharged
March 25/15*

MALCOLM D. ARTHUR.

AM

Mortgage

United Typewriter Co., Limited, Toronto

Not to be Recorded in full.

H. Hall - Mortgagee's Sale.

I certify that the within instrument is duly
Entered and Registered in the Registry Office
for the West Riding of the County of North-
umberland, in Book *77* for the *Year*
of *1914* at *11:45* o'clock, P.M.
of the *13th* day of *Nov.* A.D. 1920.

Number *7450*
Reginald C. Gillingham Registrar

T. F. Hall
Nov 1-1920

*August 13, 1924,
Principal on balance
now at \$3600.00
M.D. Arthur.*

*February 13, 1925
Received 1/2 yrs interest to
\$108 in full to this date
M.D. Arthur.*

A-Bagot St (03-30) P. 2

This Indenture

made (in duplicate) the Thirteenth day of November one thousand nine hundred and twenty.

In pursuance of The Short Forms of Mortgages Act,

Between

COLIN C. ARTHUR of the Town of Cobourg in the County of Northumberland, Principal of the Cobourg Collegiate Institute, (hereinafter called the Mortgagor),

Of the FIRST PART.,

MALCOLM DOUGALL ARTHUR of the Township of Hillier in the County of Prince Edward, farmer (hereinafter called the Mortgagee),

Of the SECOND PART,

-and-

FLORA B. ARTHUR of the said Town of Cobourg, wife of the said Colin C. Arthur, to bar her dower,

Of the THIRD PART.

Witnesseth, that in consideration of Three thousand, eight hundred

----- Dollars of lawful money of Canada, now paid by the said Mortgagee to the said Mortgagor, the receipt whereof is hereby acknowledged, The said Mortgagor Do th Grant and Mortgage unto the said Mortgagee, his heirs, executors, administrators and assigns forever,

All and Singular that certain parcel or tract of land and premises situate, lying and being in the Town of Cobourg in the County of Northumberland and Province of Ontario, and being composed of part of Lots 17, 18, 19 and 20 in Block "I", part of Township Lot 18, Concession "A", Township of Hamilton, now in the Town of Cobourg, the same being in subdivision Seven in the Town of Cobourg according to the last registered plan thereof, which said parcel of land is more particularly described as follows-

Commencing at the north east corner of the intersection of Bagot and Albert Streets in the Town of Cobourg, proceeding north eleven degrees west ninety-five feet; thence north eighty-six degrees, thirty minutes east one hundred and thirty-one feet to the easterly boundary of Lot Number Nineteen; thence north eleven degrees west along the easterly boundary of Lot Number Nineteen, sixty feet to the north east corner of said lot; thence south eighty-nine degrees east along the northerly boundaries of Lots Numbers Eighteen and Seventeen, sixty-eight feet six inches; thence south three degrees east thirty-eight feet; thence north eighty-nine degrees west one hundred and sixty-six feet to the point of commencement.

Provided this Mortgage to be void on payment of Three thousand eight Hundred----- Dollars of lawful money of Canada, with interest quarterly at six per cent. (per annum), as follows:

The said principal money to be due and payable in five years from the date hereof, together with interest in the meantime payable quarterly, at the rate aforesaid, on the 13th days of February, May, August and November in each year during the currency of the said mortgage, the first of said payments of interest to be due and payable on the 13th day of February, A.D. 1921.

or any multiple thereof
The mortgagor to have the privilege of paying \$25.00/towards the reduction of the principal of the said mortgage on any date a payment of interest is due.

All interest in arrear shall forthwith on default become principal money and bear interest at the rate aforesaid as well after as before maturity.

The said mortgage to be payable in gold coin or its equivalent in current funds.

and Taxes and performance of Statute labor.

The said Mortgagor Covenants with the said Mortgagee . That the Mortgagor will pay the mortgage money and interest, and observe the above proviso.

That the Mortgagor has a good title in fee simple to the said lands.

And that he has the right to convey the said lands to the said Mortgagee.

And that on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.

And that the said Mortgagor has done no act to incumber the said lands.

And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value of lawful money of Canada.

And the said Mortgagor doth Release to the said Mortgagee all his claims upon the said lands subject to the said proviso.

Provided that the said Mortgagee on default of payment for one month may on giving one month's notice enter on and lease or sell the said lands,

Provided that the Mortgagee may distrain for arrears of interest.

Provided that in default of the payment of the interest hereby secured, the principal hereby secured shall become payable.

Provided that until default of payment the Mortgagor shall have quiet possession of the said lands.

AND the said Flora B. Arthur, the party of the Third Part, hereby bars her dower in the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Colin B. Arthur

Robert L. Hawkey

Flora B. Arthur