

This Indenture, Made this twenty second day of January in the year of our Lord one thousand eight hundred and sixty one Between

The University of Rochester a Corporation.

of the first part and The Monroe County Savings Institution

of the second part

Witnesseth, That the said party of the first part, in consideration of the sum of four thousand dollars to it in hand paid, the receipt whereof is hereby acknowledged

has sold, and By THESE PRESENTS, does grant and convey to the said party of the second part ^{its} ~~successors~~ ^{piece} heirs and assigns, all that tract or parcel of LAND situate in the

city of Rochester in the County of Monroe and state of New York, composed of a part of lots numbers two hundred and twenty three (223) of the one hundred acre tract, one hundred and fifty one (151) one hundred and fifty two (152) and one hundred and fifty four (154) of Hill and Atkinson's Canal tract and bounded and described as follows. Beginning on the north line of Buffalo street at the south east corner of the University building once known as the United States Hotel and running thence westerly along the north line of Buffalo street eighty eight and a half feet to the south west corner of the said University building, thence northerly at right angles to Buffalo street one hundred and fifty feet to an alley, thence easterly eighty eight and a half feet along said alley, and thence southerly at right angles to Buffalo street one hundred and fifty feet to the place of beginning. On said premises stands the said University building.

This Grant is intended as a security for the payment of the sum of four thousand dollars one year after the date hereof with interest thereon at the rate of seven per cent per annum, to be paid half yearly, on the first days of January and July in each year, and also at the time the principal shall be paid at the Banking House of said Institution, and that the party of the first part shall keep all taxes and assessments paid, and shall keep insured against fire in some Insurance company approved by the Trustees of said Savings Institution, the buildings on the above described premises, and shall keep the policy in force, and assigned to said party of the second part as collateral security for the payment of said moneys, until all shall be paid; and shall pay and refund all moneys, with interest, which the party of the second part may pay and advance for such taxes and assessments or as premium or expended to effect such insurance

according to the condition of a BOND this day executed and delivered by the said party of the first part by its President to the said party of the second part; and this conveyance shall be void, if such payment be made, as herein specified. ^{and all the conditions be performed} And in case default shall be made in the payment of the principal sum hereby intended to be secured, or in the payment of the interest thereof, or any part of such principal or interest as above provided, it shall be lawful for the party of the second part, ^{on the moneys advanced to pay taxes or assessments or to effect such insurance} its successors, executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all the moneys arising from such sale, to retain the amount then due for principal and interest, together with the costs and charges of making such sale; and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said party of the first part its successors heirs and assigns.

In Witness Whereof, The party of the first part has herunto set ^{its} ~~corporate~~ ^{hand} and seal the day and year first ^{before} ~~above~~ written.

Scaled and delivered in presence of and caused its Secretary William N. Sage to subscribe his name at the

STATE OF NEW YORK, Monroe County, Same as above (S.S.) William N. Sage Secretary the erases first made M. Chapin

On this twenty eighth day of January 1861 in the year one thousand eight hundred and sixty before me, the subscriber, personally appeared William N. Sage Secretary of the Trustees of the University of Rochester, to me known to be the same person described in, and who executed the ^{preceding mortgage and he} within instrument, who severally acknowledged that he executed the same as said Secretary. And the said by dissection and ^{pursuant to a resolution of} on a private examination by me, apart from her said husband, acknowledged that she executed the same freely, and without any fear or compulsion of her said husband;

the Board of Trustees aforesaid. Moses Chapin Commissioner of Deeds

A true copy of the original recorded January 28 1861 at 3 o'clock P.M. 1861 A.S. Melvin ast Dep Clerk

On the 23 day of Oct 1866 Certificate was recorded in Liber 33 of Discharges of Mortgages, at Page 137 by which it appears that the above Mortgage is paid, satisfied and discharged. J. M. Gardwell as dep Clerk.