first day of [illegible]
hereafter, and in case of her

death in this or any year hereafter
previous to the first day of July or January
when said Rent Charge shall become
due and payable, that he will pay
a proportionate part thereof to
her Executors, administrators or
assigns, and that said Rent Charge
and all accruals thereof, and the pro-
portionate part thereof as aforesaid
shall be and remain with the interest
thereon a lien and charge on said Real
Estate hereby granted and conveyed
until paid and discharged, and that
in case of default of punctual pay-
ment thereof when it shall become
due and payable, the said Isabel R.
Emory her Executors, administrators
and assigns in addition to the other
legal and equitable remedies for
the collection thereof shall have
and possess the remedy and right of
distress as in cases of Landlord
and Tenant for Rent for the recovery
of said Annual Rent charge and the
accruals thereof or proportionate
part thereof as the case may be

And the said Isabel R.
Emory subject to the annual Rent
Charge aforesaid, covenants that
she will warrant generally the land
hereby Granted and conveyed