said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances that they have good right to sell and convey said premises and that they will Warrant and Defend the same against the lawful claims of all persons.

This Grant is intended as a mortgage to secure the payment of the sum of Nineteen Hundred Dollars and interest thereon according to the terms of 3 certain mortgage notes and at 8 p.c interest executed by the said W. A. Coy to wit,

Note No. 1 for Nine hundred Dollars due April 1st 1881.
Note No. 2 for five hundred Dollars due July 1st 1881.
Note No. 3 for five hundred Dollars due January 1st 1882.

all dated January 1st 1881 Payable to Laura A Conley or order at the Merchants Bank Lawrence Kans with interest payable at maturity of each note in each year. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent and they will keep the buildings on said property insured in some approved Insurance Company payable in case of loss to the mortgagee or assigns and deliver the policy to the mortgagee as collateral security hereto.

Now if such payments be made as herein specified this conveyance shall be void and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof or any interest thereon or of said taxes or assessments as provided or if default be made in the agreement to insure then this conveyance shall become absolute and the whole of said principal and interest shall immediately become due and payable and in case of such default of any sum covenanted to be paid for the period of ten days after the same becomes due the said first parties agree to pay to the said second party and her assigns interest at the rate of 12 per cent per annum computed annually on said principal note from the date thereof to the time when the money shall be actually paid and any payments made on account of interest shall be credited in said computation so that the total amount of interest collected shall be and not exceed the legal rate of 12 per cent but the party of the second part may pay any unpaid taxes charged against said property or insure said property if default be made in keeping up insurance

The following Release is indorsed on Original Instrument
The note herein described having been paid in full this mortgage is hereby released and the lien thereby created discharged.
As Witness my hand this 14th day of April AD 1882
Laura A Conley

Recorded April 27 1882 at 2 P.m.
A. J. Arnold Register of Deeds