west quarter also the south east quarter of the south west quarter of Section fifteen (15) Township fourteen (14) Range Twenty one (21) containing 100 acres being the same property acquired by deed of Micheal Coffey + wife. Also the north west quarter of the north east quarter & also sixty acres off the the north part of the north west quarter of Section twenty two township fourteen, range twenty one east of the Sixth Prin: Mer: containing 100 acres. Also the south half of the South east quarter of Section fifteen in Township fourteen Range 21 and containing eighty (80) acres, making in all Two hundred and eighty acres the same as acquired by Deed of Micheal Coffey + wife dated May 16" A.D. 1881. To have and to hold the same together with the appurtenances to the said party of the second part and to his successor in trust herein his assigns forever. In Trust however for the following purpose: Whereas the said Frederick Breithaupt and John Brockuisen are justly indebted unto the party of the third part in and to the amount of their promissory and negotiable note having even date herewith for the sum of Fifteen hundred Dollars together with interest from date at the rate of six per cent per anne, said note payable twelve months after date to the order of Micheal Coffey at the third National Bank of Saint Louis said note being for part of the purchase money of the within mentioned real estate.

And Whereas for the purpose of better securing said indebtedness said parties of the first part covenant and agree with said party of the third part and his assigns that said property is now clear and free from all general and special taxes, that the same have always been and hereafter shall be promptly paid; and in case there shall be any taxes now in arrear or in case there shall be any default in the punctual payment of the same at any time hereafter said party of the third part or his assigns at their option may pay the same or redeem said property and all amounts so expended shall become a debt due additional to the indebtedness aforesaid and secured in like manner by this deed of trust.

Now if said promissory note shall be punctually paid at maturity and if the covenants aforesaid shall be well and truly kept and all amounts expended as aforesaid shall be refunded and repaid to said party of the third part or his assigns by said parties of the first part or their legal representatives then the property hereinbefore conveyed shall be released at the cost of the said parties of the first part; but if said Promissory Note shall be allowed to remain due and unpaid when the same becomes due and payable or in case of payment of an amount expended as aforesaid should not be made or in case said covenant or any part thereof shall not be fully kept then this Deed shall remain in full force and the said party of the second part or in the event of his absence for the City of St. Louis sickness