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 Two Thousand Dollars and interest thereon according to the terms of two certain mortgage notes and 20 interest notes or coupons this day executed by the said Thomas Rayson and Mary A Rayson to wit,

Note No. 1 for One Thousand Dollars due April 1st 1887.

Note No. 2 for One Thousand Dollars due April 1st 1887.

All dated April 1st 1882 payable to Caroline E Brown or order at the Merchants Bank of Lawrence Kansas with interest payable semi annually on the first days of April and October in each year according to coupons attached to said notes.

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 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 percent 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 and may recover for all such payments with interest at twelve

The following is endorsed on the 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 30 day of March A.D. 1887.
Caroline E. Brown
Attest: Ward H. Brown
E. G. Brown
Recorded January 3rd 1888. L. Hoffman Register of Deeds, By Lillie B. Sopman, Deputy.