

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 Seven Hundred Dollars and interest thereon according to the terms of one certain mortgage note and 12 interest notes or coupons this day executed by the said parties of the first part to wit:

Note No 1. for Seven Hundred Dollars due July 1<sup>st</sup> 1888, all dated July 15<sup>th</sup> 1885 payable to Edward Russell or order at the Merchants Bank of Lawrence Kansas with N.Y. exchange. with interest payable semi-annually on the first days of January & July in each year according to coupons attached to said note. 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 mortgage 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 if 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 at the option of the party of the second part: 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 second party and his assigns 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

The following is endorsed on the original instrument:  
The undersigned hereby certifies that the mortgage is hereby released and the thirty cents discharged  
to the day of June 25, 1888  
Wm. D. Walker

Recorded October 19<sup>th</sup> 1888

Wm. D. Walker