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Know all Men by these Presents, That Cyrus Baldwin^{2d} & Sarah W. Baldwin husband and wife of the County of Douglas and State of Kansas in consideration of the sum of One Hundred and one Dollars in hand paid do hereby sell and convey unto Lombard Investment Co. the following described premises situated in the County of Douglas State of Kansas to wit:

The East fractional half of the North West fractional Quarter of Section number Two (2) Township number Twelve (12) South, Range number Nineteen (19) East of the 6th P.M. containing in all sixty one $\frac{3}{4}$ $\frac{37}{100}$ acres by Government survey. The intention being to convey hereby an absolute title in fee simple including all right of homestead, to have and to hold the premises above described with all the appurtenances thereunto belonging unto the said Lombard Investment Co. and to its successors and assigns forever.

Provided Always and these presents are upon the express condition that if the said Cyrus Baldwin^{2d} & Sarah W. Baldwin their heirs executors or administrators shall pay or cause to be paid to the said Lombard Investment Co. its successors or assigns the sum of 101 dollars on this 1st day of Feby. 1887 with interest thereon at the rate of twelve per cent per annum payable semi annually after maturity and until the same is fully paid according to the tenor and effect of the one promissory note of said Cyrus Baldwin & Sarah W. bearing even date with these presents then these presents to be void otherwise to be and remain in full force and effect. And in case of the non payment by the said party of the first part or their heirs executors or administrators of the said interest or principal or any part thereof at the time the same becomes due or a failure on their part to pay the same of any year before the same become delinquent then in case of the occurrence of either of said events the whole principal sum and interest shall become due and payable.

And it is further agreed by the mortgagor that if it becomes necessary to foreclose this mortgage a reasonable amount shall be allowed as attorneys fee and be taxed as a part of the cost of foreclosing. The said party of the first part also agrees to pay