Co. Also excepting $4\frac{445}{1000}$ acres heretofore conveyed by deed recorded in Book 16 Page 514 to Joseph Harrison and others as Trustees for grave yard purposes. Also excepting 20 acres and Right of Way heretofore conveyed by Martin Adams and wife to Wm Gibson by deed dated October 6, 1877 and recorded in Book 17 Page 68 to which reference is hereby had for full description of said exception, East of 6th P. M. containing in all One hundred and five & 1/2 acres.

The intention being to convey hereby an absolute title in fee simple, including all rights 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 or assigns forever.

Provided, always, and these presents are upon the express condition, that if the said Louisa Kenick and A. McMillen Kenick 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 One hundred & forty Dollars, on the first day of August 1888 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 Louisa and A. McMillen Kenick 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 taxes 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.