

the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

The West half of the Northeast $\frac{1}{4}$ of Section nine (9) in Township fifteen (15) of Range eighteen (18) The same being a part of the homestead of the parties of the first part with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they 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 Five hundred Dollars and interest thereon, according to the terms of one or more certain mortgage note and seven interest notes or coupons, this day executed by the said Hilton S. Conslow to-wit:

Note No. 1. for Five hundred Dollars, due March 1st, 1889. all dated January 30th 1886, payable to Edward Russell or order, at the Merchants Bank of Lawrence Kansas with W. G. Exchange with interest, payable semiannually on the first days of March and September 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;

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, then this conveyance shall become absolute, and the