appertaining, forever; and said parties of the first part hereby covenant that they are this day the owners of said premises; that the same are free from all encumbrance, and that they will warrant and defend the same to the grantee, their heirs and assigns, forever.

Provided Always, And these presents are upon this express condition, that whereas said parties of the first part have this day executed and delivered Eleven promissory notes in writing to said parties of the second part, payable at the Banking House of John D. Knox & Co., Topeka, Kansas, bearing date March 25' 1886 one principal note for $3000.00 due in Five years after date, and Ten interest notes for $120.00 each, one due in six months after date, and one coming due at the end of each succeeding six months thereafter up to the maturity of the principal note; and all said notes bear 12 per cent. interest after due until paid:

Now, If said parties of the first part shall pay, or cause to be paid to said parties of the second part, their heirs and assigns, said sums of money in the above-described notes mentioned, together with the interest thereon, according to the terms and tenor of the same, and shall pay all taxes and assessments which are or may be levied and assessed against said premises, or any part thereof and shall pay the premiums for the amount of insurance hereinafter specified, and shall keep the buildings and fences on said premises in good repair, and refrain from cutting and removing wood and timber from said premises, and from the commission of other waste, then these presents shall