

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

It is agreed between the parties hereto that the part 100 of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they are to keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the party 100 of the second part, the loss, if any, made payable to the party 100 of the second part to the extent of 100 interest. And in the event that said part 100 of the first part shall fail to pay such taxes when the same become due and payable or to keep said buildings insured as herein provided, then the party 100 of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

-----DOLLARS-----
 according to the terms of one certain written obligation for the payment of said sum of money, executed on the 28th
 day of January 1958, and by its terms made payable to the part Y of the second
 part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the
 said part Y of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event
 that said part ies of the first part shall fail to pay the same as provided in this indenture.

and this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof, or any obligation herein specified, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the part making such sale, on demand, to the first part .

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year last above written.

(SEAL)
 (SEAL)
 (SEAL)
 Cecile B. Roney
 (SEAL)

STATE OF Kansas)
) SS.
 Douglas COUNTY,)
)
 BE IT REMEMBERED, That on this 28th day of January A. D. 1950
 before me, L. E. Eby, a Notary Public in and
 for said County and State, came Roland E. Roney and Cecile B.
 Roney, husband and wife,
 to me personally known to be the same person S who executed the foregoing instrument of writing,
 and duly acknowledged the execution of the same.
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and
 year last above written.
 My Commission expires April 21 1958
 L. E. Eby Notary Public
 D. E. Eby,

To: _____
 From: _____
 On: _____
 Re: _____
 This 7th day
 of _____
 19____

Harold J. Beck
Res. of Texas
By James B. Beck