

singular the hereditaments and appurtenances therein belonging, or in any wise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to his heirs and assigns forever and the said parties of the first part do hereby covenant and agree, that at the delivery hereof they are 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, and that they will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns forever, against the lawful claims of all persons whomsoever.

Provided always, And this instrument is made executed and delivered upon the following conditions, to wit:

First: Said George Seary and Ellen M. Seary are jointly indebted unto the said party of the second part in the principal sum of Six Hundred Dollars, lawful money of the United States of America being for a loan thereof made by the said party of the second part to the said parties of the first part and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered 194 executed and delivered by the said George Seary and Ellen M. Seary bearing date May Seventeenth 1886 and payable to the order of the said S. W. C. Goddard three years after date, at The Douglas County Bank, Lawrence with exchange on New York with interest thereon from date until maturity, at the rate of seven per cent. per annum, payable semi-annually on the 15th days of May and November in each year and 12 per cent. per annum after maturity, the installments of interest being further evidenced by six coupons attached to said principal note, and of even date therewith, and payable to the order of said S. W. C. Goddard at the Douglas County Bank, Lawrence, with exchange on New York.

Second: Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due,