

east corner of the South east quarter of Section twenty-four (24) said township and range: thence South to the bed of Wakarusa Creek: West along said creek so that a line running north to the north line of said quarter section will make ten acres; thence north to the north line said quarter section from the point so determined; thence East to place of beginning less right of way as taken for the L. L. and S. R.R. Co. 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 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; 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 sixteen hundred dollars and interest thereon, according to the terms of one certain mortgage note and ten interest notes or coupons, this day executed by the said parties of the first part, to-wit:

Note No. 1. for	sixteen hundred dollars, due	March 1 st 1892, 188
Note No. 2. for	_____ dollars, due	_____ 188
Note No. 3. for	_____ dollars, due	_____ 188

all dated March 1st 1887, payable to Edward Russell or order, at the Importers & Traders Nat'l Bank New York City with interest, payable semi-annually, on the first days of September and March 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; and they will keep the buildings on said property insured in some approved Insurance Company, payable in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee, as collateral security hereto.

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