

to have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise 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 January 15, 1927 one principal note for \$200⁰⁰ due in five years after date, and ten interest notes for \$32⁰⁰ 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 twelve 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 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 be void, and otherwise shall remain in full force and effect. But if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same become due and payable, then all of said notes, and interest thereon, shall, and by these presents do, become immediately due and payable, if the holder hereof so elects, without notice. And if any of the interest coupons or interest notes shall not be paid when due, the whole of the principal shall mature and be