

said parties of the first part with the appurtenances, and all the estate, title and interest of the parties of the first part therein.

This Grant is intended as a Mortgage, to secure the payment and the full performance of all the obligations and conditions of a certain Bond this day executed by the said Jacob Baag to the said Home Building and Loan Association, for the payment of \$400 as therein provided; and upon the full and prompt performance of all said conditions of said bond by the party signing the same, this conveyance shall be void. But if default be made in the performance of any of the conditions of said bond, or in the making of any payment therein provided when the same shall be due; or if the taxes and assessments of every nature which are assessed or levied against said premises are not paid at the time when the same are by law made due and payable, then, upon the happening of any of said failures, the whole of the said sum of \$400, together with such fines and penalties as shall accrue, under the By-Laws of said Association, shall immediately become due and payable, and it shall be lawful for the said party of the second part, or its assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all the moneys arising from such sale, to retain the amount of said bond, to-wit: \$400, less only the amount of all dues paid as principal upon said bond, together with the cost and charges of making such sale; and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part, their heirs and assigns.

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

Jacob Baag (S.S.)
Elizabeth Baag (S.S.)

State of Missouri Clay County ss.

On this sixteenth day of September A.D. 1887, before me William E. Fowler a Notary Public in and for said county, personally came Jacob Baag and Elizabeth Baag his wife to me personally known to be the identical persons described in, and who executed the foregoing conveyance as grantors, and duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto subscribed my