

Know all Men by these Presents, That Evelyn P. Thomas and Orin W. Thomas her husband of Douglas Co. Kansas party of the first part, in consideration of the sum of Five hundred Dollars, in hand paid by the Lombard Investment Company, party of the second part, do hereby sell and convey unto the said Lombard Investment Company, the following described premises, situated in the County of Douglas and State of Kansas, to wit:

The East half of the North East fourth of the South West quarter of Section One (1) in Township No. Thirteen (13) of Range No. Nineteen (19) East of the Sixth Principal Meridian; containing in all 20 acres, more or less according to Government Survey. To have and to hold the premises above described, with the appurtenances thereto belonging, to said Lombard Investment Company, and to its successors and assigns, forever. And the said party of the first part covenants with the said party of the second part, as follows:

First: That they have good right to sell and convey said premises.

Second: That the said premises are free from encumbrance.

Third: That they will warrant and defend the title against the lawful claims of all persons.

Fourth: That they do hereby release all rights of dower in and to said premises, and relinquish and convey all their rights of homestead therein.

Fifth: That they will pay to said second party, or order, at the office of the Lombard Investment Company, in Kansas City, Mo. Five hundred Dollars, on the first day of November A. D. 1892, with interest thereon from date until paid, at the rate of 6 per cent. per annum, payable semi-annually on the first days of May and November in each year, and in accordance with the one promissory note of the said party of the first part, with coupons attached, of even date herewith.

Sixth: In the case of default of payment of any sum herein covenanted to be paid, for the period of thirty days after the same comes due, or in default of performance of any covenant herein contained, the said first party agrees to pay to the said second party and its assigns, interest at the rate of twelve (12) per cent. per annum, computed semi-annually, on said principal note, from the date thereof to the time when the money shall be actually paid. Any payment made on account of interest shall be credited in said computation, so that the total amount collected shall be, and not exceed, the legal rate of twelve (12) per cent.

Seventh: The first party agrees to pay all taxes and assessments levied