

Know All Men by these Presents; That Henry W. Olmstead and Martha Olmstead his wife party of the first part, in consideration of the sum of Fifty Dollars, in hand paid, do hereby sell and convey unto the Lombard Investment Company, party of the second part, the following described premises, situated in the county of Douglas, State of Kansas, to-wit:

The North West fractional Quarter of Section No. Thirty (30) in Township No. Fourteen (14) of Range No. Twenty One (21) East of the 6th Principal Meridian, containing in all 160 ⁷⁷/₁₀₀ acres, more or less, according to government survey.

The intention being to convey hereby an absolute title in fee simple, including all rights of homestead, to have and to hold the premises above described, with all the appurtenances thereunto belonging, unto the said Lombard Investment Company, and to its successors or assigns forever.

Provided Always, and these presents are upon the express condition, that if the said party of the first part, their heirs, executors or administrators shall pay or cause to be paid to the said Lombard Investment Company, its successors or assigns, the sum of Fifty Dollars, on the 1st day of Nov. 1889 with interest thereon at the rate of 12 per cent. per annum, payable semi-annually after maturity and until the same is fully paid, according to the tenor and effect of the one certain promissory note of said party of the first part, bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force and effect.

The said first party, for himself, his heirs, executors, or administrators, covenants and agrees with the second party that he is lawfully seized of above-described premises, and has good right to convey the same; that he will not commit or suffer waste on said premises; that he will pay all taxes and assessments levied upon said real estate before same become delinquent; that he will at once, without delay, cause the buildings upon said premises situate, to be insured or re-insured against loss by fire, in amount of \$ (the insurance company or companies to be subject to approval of second party) and he will continue and maintain such insurance without intermission so long as the note hereby secured remains unpaid and shall deliver the policy or policies properly assigned or pledged to said second party, and in the event of loss said second party shall have power to collect