

of Lawrence Douglas Co. Kansas.
 with the appurtenances, and all the estate, title and interest of
 the said parties of the first part therein. And the said Carl
 Moritz Seifert and Christine Seifert husband and wife 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 and that they will warrant and
 defend the same against all claims whatsoever. This Grant
 is intended as a Mortgage to secure the payment of the sum
 of Four Hundred Dollars, according to the terms of one
 certain promissory note this day executed by the said Carl
 Moritz Seifert and Christine Seifert husband and wife,
 payable to the said party of the second part. Said note
 being given for the sum of Four Hundred Dollars, dated
 May ²² fifteenth 1887 due and payable in Five years from date
 thereof with interest thereon from the date thereof, until paid
 according to the terms of said note and coupons thereto
 attached. And this conveyance shall be void if such
 payment be made as in said note and coupons thereto
 attached, and as is hereinafter specified. And the said
 parties of the first part hereby agree to pay all taxes
 assessed on said premises before any penalties or costs shall
 accrue on account thereof, and to keep the said premises
 insured in favor of the said mortgage, in the sum of
 Seven Hundred and Fifty Dollars, in some insurance
 company satisfactory to said mortgage, in default whereof
 the said mortgagee may pay the taxes and accruing penalties
 interest and costs, and insure the same at the expense of
 the parties of the first part, and the expense of such taxes,
 and accruing penalties, interest and costs, and insurance,
 shall from the payment thereof be and become an additional
 lien under this mortgage upon the above described premises,
 and shall bear interest at the rate of 12 per cent. per annum.
 But if default be made in such payments, or any part
 thereof, or interest thereon, or the taxes assessed on said
 premises, or if the insurance is not kept up thereon, then this
 conveyance shall become absolute, and the whole principal
 of said note, and interest thereon, and all taxes and accruing
 penalties and interest and costs thereon remaining unpaid or
 which may have been paid by the party of the second part,
 and all sums paid by the party of the second part for insurance.