

All that portion of Lot No. Three (3) of Section No. Nineteen (19) in Township No. Twelve (12) South. of Range No. Twenty East of 6" Principal Meridian (being the North fractional half of the North West fractional quarter of said Section No. 19) which lies East of the track of the Union Pacific Railway Co. C. D. and containing by actual survey Fifteen and $\frac{1}{100}$ acres of land more or less.

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

Parties of the first part 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

This Grant is intended as a Mortgage to secure the payment of the sum of Six hundred Dollars in annual payments of Two hundred Dollars each, with interest from date until paid at the rate of Eight per cent per annum, payable annually, according to the terms of three certain promissory notes this day executed and delivered by the said Parties of the first part to the said parties of the second part; and this conveyance shall be void if such payment be made as herein specified.

But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said parties of the second part their executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the parties of the second part their executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, 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 first above written.

Frank A. Willard [seal]

Flora A. Willard [seal]