

and containing sixty (60) acres more or less  
 with the appurtenances, and all the estate, title and interest of  
 the 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, 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 Five hundred Dollars, according to the terms of  
 one certain promissory bond made by the said J. R. Nickum  
 and Mary A. Nickum to the parties of the second part. Said  
 promissory bond being given for the sum of Five hundred  
 Dollars, dated August 24<sup>th</sup> 1887 due and payable in five years  
 from the date thereof, with interest thereon payable semi-  
 annually from the date thereof until paid, according to the  
 terms of said promissory bond and ten certain coupons thereto  
 attached. And this conveyance shall be void if such  
 payments be made as in said promissory bond and coupons  
 thereto attached, and as hereinafter specified. And the parties of  
 the first part hereby agree to pay all taxes assessed on said  
 premises before any penalties, cost or interest shall accrue on  
 account thereof and to insure and keep said premises insured  
 in favor of parties of the second part or their assigns in a  
 sum not less than Four hundred Dollars, in some insurance  
 companies satisfactory to the legal holder of this mortgage  
 and to deposit with him all policies of insurance carried on  
 said premises and to cause all renewal receipts to be made  
 and deposited in like manner, at least ten days before the  
 expiration of the policies renewed, in default whereof the  
 parties of the second part, their executors, administrators or  
 assigns, may pay the taxes, penalties, costs and interest and  
 insure the same at the expense of the parties of the first part,  
 and the amount of such taxes, penalties, costs, interest and  
 insurance, shall, from the payment thereof, become an  
 additional lien under this mortgage upon the above described  
 premises, and shall bear interest at the rate of twelve per cent. per  
 annum. But if default be made by the parties of the first part,  
 in such payments, or any part thereof, or interest thereon, or the  
 taxes assessed on said premises, or the insurance thereon, or upon  
 the commission of waste, then this conveyance shall become  
 absolute, and said promissory bond and interest thereon, and