

County of Douglas and State of Kansas, described as follows, to wit:

The South East Quarter of the North West Quarter of Section Seven (7) and the undivided ten and one half twelfths of the North East Quarter and West half of said North West Quarter of Section Seven (7), Township Fifteen (15), Range Nineteen (19) less Two (2) acres in North East corner being cemetery, One hundred and forty ^{five} (145) acres 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 J. A. Harbour does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except a Mortgage of \$800.

This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred Dollars, according to the terms of one certain coupon note this day executed by the said parties of the first part to the said party of the second part: due Feb 1, 1890 with interest thereon at the rate of ten per cent per annum payable semi annually on the first day of Feb and August in each year. And this conveyance shall be void if such payment be made as is therein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof: and it shall be lawful for said party of the second part, his executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and