

The North East quarter (1/4) of the North East quarter (1/4) of Section
 No 12, 16 in Township No 17 North of Range No 18 East in
 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 Orville E. Thurber & Albert Thurber do hereby cov-
 enant and agree that at the delivery hereof they are the law-
 ful 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 de-
 fend the same against all claims whatsoever. This Grant is
 intended as a Mortgage to secure the payment of the sum of
 Three hundred and Twenty five Dollars, according to the terms
 of one certain promissory note in this day executed by the said
 Orville E. Thurber and Albert Thurber to the said party of the
 second part, said note being given for the sum of Three hun-
 dred and Twenty five Dollars, dated July 26, 1888 due and pay-
 able in Two years from the date thereof, with interest thereon
 from the date thereof until paid, according to the terms
 of said note and coupons thereto attached, and as herein-
 after 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
 mortgagee, in the sum of Dollars, in some insurance
 company satisfactory to said mortgagee, in default where-
 of the said mortgagee may pay the taxes and accruing pen-
 alties, 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 twelve percent 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 be-
 come 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 in-
 surance, shall be due and payable or not, at the option