them in hand paid by the British and American Mortgage Company (Limited,) party of the second part, the receipt whereof is hereby acknowledged, do hereby Sell and Convey, unto the said party of the second part, the following described premises, situated in the County of Douglas and State of Kansas, to wit: Lots numbered one (1) two (2) and three (3) of the North East fractional quarter of Section twenty four (24) in Township twelve (12) of Range nineteen (19) East of the sixth (6th) principal meridian: excepting however, five (5) acres in a square form out of the South East corner thereof: also excepting a strip of land 50 feet in width being the right of way of the Lawrence & Topeka Railroad Co: also excepting 4 448/1000 acres heretofore conveyed by deed recorded in Book 16. page 514. Douglas County Records to Joseph Garrison and others as trustees for Grave Yard purposes: also excepting 20 acres and right of way heretofore conveyed by Martin Adams and wife to William Gibson, by deed dated October 6th 1877, and recorded in Book 17. page 68. Douglas County records to which reference is hereby had for full description of said exception - Containing in all One hundred and five and one half (105½) acres more or less.

To Have and to Hold, the above described premises, together with all and singular the appurtenances now or hereafter in anywise belonging or appertaining thereto, and all of the rents, issues, and profits which may arise or be had therefrom, the intention being to convey hereby an absolute title in fee simple, including all the rights of homestead, dower and right of dower, courtesy and right of courtesy, unto the said party of the second part, its successors or assigns, forever.

Provided, always, and these Presents are upon this express condition, that if the said parties of the first part their heirs executors, administrators, or assigns, shall pay or cause to be paid unto the said party of the second part, its successors or assigns, the sum of Two thousand Dollars, in gold, according to the tenor and effect of a coupon bond for that amount bearing even date herewith, and payable five (5) years after date, with interest thereon at the rate of seven (7) per cent. per annum, payable semi-annually, as evidenced by ten coupons, attached thereto but with interest at the rate of twelve per cent. per annum on said bond, and the said several coupons, after the same become due and payable, whether by reason of maturity of the said principal sum and coupons or by reason of the forfeiture of any of the covenants, or by reason of the forfeiture of any of