

follows to-wit: To the Reverend (Min Block No Twenty three (23)
 Linclairs Addition to the City of Lawrence Kan with the appur-
 tenances, and all the estate, title and interest of the said parties of
 the first part therein. And the said Christopher C. Yeager & Mattie
 Yeager do hereby covenant and agree that at the delivery hereof they
 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 & defend
 the same against all claims whatsoever. This Grant is intended
 as a Mortgage to secure the payment of the sum of Fifty Dollars
 according to the terms of one certain promissory note this day
 executed by the said Christopher C. Yeager & Mattie Yeager to the said
 party of the second part. Said note being given for the sum of
 Fifty Dollars, dated Sept. 8th 1888 due and payable in one year from
 the date hereof, with interest thereon from the date hereof un-
 til paid, according to the terms of said note and thereto attach-
 ed. And this conveyance shall be void if such payments be made
 as in said note and coupons thereto attached, and as is 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 prem-
 ises insured in favor of the said mortgage in the sum of Dollars,
 in some insurance company satisfactory to said mortgage in
 default whereof the said mortgagee may pay the taxes and accru-
 ing penalties, 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 day hereof be and 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 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 part of the second part, and all sums paid by the party of the
 second part for insurance shall be due and payable on demand at
 the option of the party of the second part; and it shall be lawful
 for the party of the second part, her executors administrators
 and assigns at any time thereafter, to sell the premises hereby
 granted, or any part thereof, in the manner prescribed by law.