

The North half of the South East quarter of Section Number Thirty one '31' in Township Number Fourteen '14' South and Range Number Twenty one '21' East of the fifth principal meridian, containing 50 acres as shown by United States government survey.

To have and hold the same, with all the hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

And the said first party hereby covenants and agrees to and with said second party, its successors and assigns, that at the delivery of these presents he is lawfully seized in his own right of an indefeasible estate in fee simple absolute in the above described premises, and all appurtenances thereto; that the same are free and clear of and from all former and other grants, estates and incumbrances of every kind and nature; and that he will forever warrant and defend the title to said premises and the possession thereof unto said second party, its successors and assigns, against the lawful claims of all persons whomsoever.

These presents, however, are made upon the following Express Conditions: Whereas, said Alfred Doppelhaas this day made and delivered to said New England Loan and Trust Company his certain bond or promissory note for the sum of Eight hundred ^{no. 1706} Dollars, payable on the first day of July, 1894 and bearing interest at the rate of six percentum per annum payable semi-annually and evidenced by coupons attached thereto. The said bond and coupons payable at the office of said second party in Kansas City, Missouri, and each bearing interest after maturity at the rate of ten percentum per annum.

The said first party, however, reserving herein the right to pay all of said note or bond on the day any of said coupons mature on and after July 1st 1892 provided thirty days' notice in writing is given to said second party, that such payment will be made;

And Whereas it is herein agreed particularly as follows:

The said first party shall not suffer waste, or permit the building, fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof; shall pay, before the same become delinquent, all taxes and assessments upon said premises general or special, now existing or that may hereafter be levied; and shall keep the building on said premises insured in a company or companies acceptable to said second party, in the sum of at least Dollars and shall deliver to said second party the policy or policies therefor and all renewals thereof and all concurrent policies now in force, or hereafter issued thereon, and shall, when requested, surrender to said second party any policy or policies covering any of the building upon said premises. In case the title to said premises is transferred, making an assignment of such policies of insurance