

This Grant is intended as a Mortgage to secure the payment of the sum of Two hundred and fifty Dollars, and interest thereon, according to the terms of one certain mortgage note and 10 interest notes or coupons, this day executed by the said parties of the first part to wit:

Note No. 1, for Two hundred and fifty Dollars, due July 1st 1894 all dated July 1st 1889, payable to Russell & Metcalf or order, at the Importers and Graders National Bank New York City with interest payable semi-annually on the first day of January and July in each year, according to coupons attached to said note. The parties of the first part further agree that will pay all taxes and assessments upon the said premises before they shall become delinquent;

Now if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof, or any interest thereon or of said taxes or assessments, as provided, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns, interest at the rate of ten per cent. per annum computed annually on said principal note from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed, the legal rate of ten per cent; but the party of the second part may pay any unpaid taxes charged against said property, and may recover for all such payments, with interest at twelve per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof in the manner prescribed by law, Appraisement waived or not, at the option of the party of the second part, and out of all the money arising from such sale, to retain the amount then due, or to become due, according to the conditions of this instrument, and interest at ten per cent per annum from the time of said default until paid, together with the costs and charges of making such sale, and a reasonable attorney's fee for the foreclosure of this mortgage, to be taxed as other costs in the suit.

In Witness Whereof The said parties of the first part have hereunto set their hands and seals, the day and year first above written

Robert A. Dean

Mary V. Dean

(Seal)

(Seal)

State of Kansas.

County of Douglas } ss. Be it Remembered, that on this 29th day of July A.D. 1889 before