of the first part do hereby covenant and agree that at the delivery hereof they are 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 and defend the same in the quiet and peaceable possession of said parties of the second part, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

Provided Always. And this instrument is made, executed, and delivered upon the following conditions, to wit:

First: Said parties of the first part are justly indebted unto the said parties of the second part in the principal sum of Four hundred $400 Dollars, lawful money of the United States of America, being for a loan thereof, made by the said parties of the second part, to the said parties of the first part and payable according to the tenor and effect of a certain First Mortgage Real Estate Note, numbered 1116, executed, and delivered by the said parties of the first part, bearing date Feb 25th 1890, payable to the order of the said parties of the second part five years after date, at Maverick Nat'l Bank, Boston, Mass with interest thereon, from date until maturity, at the rate of seven per cent. per annum, payable semi-annually, on the 25th days of August and February in each year, and ten per cent. per annum after maturity, the installments of interest being further evidenced by ten coupons attached to said principal note, and of even date therewith, and payable to the order of said parties of the second part at Maverick National Bank, Boston, Mass.

Second: Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified: and if not so paid, the said parties of the second part, or the legal holder or holders of this mortgage, may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments, and insurance premiums: and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of ten per cent. per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments, or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises, and the rents, issues, and profits thereof.

The following is indorsed on the original instrument

Know all men by these presents: That Hunt & Evans the mortgagees within named do hereby acknowledge full payment of the note by the foregoing mortgage secured and authorize the Register of Deeds of Douglas County, Kansas, to discharge the same of record. In witness whereof I have hereunto set my hand, on this the 2nd day of April A.D. 1895

Hunt & Evans. (L.S.)
by J. H. Hunt, partner

Recorded April 4th 1895
James Brooks
Register of Deeds