

of Range Eighteen (18) less one acre out of South East Corner deeded for school
 Purposes, with the appurtenances, and all the estate, title and interest
 of the said parties of the first part therein. And the said Alexander G.
 Glenn and Elizabeth Glenn 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 and defend
 the same against all claims whatsoever. This Grant is intended as a
 Mortgage to secure the payment of the sum of Four hundred Dollars ac-
 cording to the terms of One certain promissory note this day executed
 by the said Alexander G. Glenn and Elizabeth Glenn to the said party of
 the second part. Said note being given for the sum of Four hundred Dollars
 dated April 7, 1890 due and payable in Two years from date thereof with in-
 terest thereon from the date thereof, until paid according to the terms
 of said note and coupons thereto attached. And this conveyance shall
 be void if such payments be made as in said note and coupons thereto
 attached, and as is hereinafter 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 premises insured in favor of the said mortgage, in the sum of
 Dollars, in some insurance company satisfactory to said mortgagee,
 in default whereof the said mortgagee may pay the taxes and ac-
 cruing penalties, interest and costs, and insure the same at the ex-
 pense of the parties of the first part and the expense of such taxes and
 accruing penalties, interest and costs, and insurance shall from
 the payment thereof be and become an additional lien under this
 mortgage upon the above described premises, and shall bear interest
 at the rate of 10 percent 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 become 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 party of the second part, and all sums paid by the
 party of the second part for insurance, shall be due and payable or
 not, at the option of the party of the second part, and it shall be lawful
 for the party of the second part, his executors, administrators and as-
 signs, at any time thereafter, to sell the premises hereby granted, or any
 part thereof, in the manner prescribed by law, appraisedment hereby
 waived or not at the option of the party of the second part, his executors,
 administrators or assigns, and out of all the money arising from