

interest at the rate of Six (6) per cent per annum from date.

Now, therefore, this Indenture Witnesseth, That the said party of the first part, for the better securing the payment of the money aforesaid, with interest thereon according to the tenor and effect of the said promissory note above mentioned, and also in consideration of the further sum of One Dollar, to them in hand paid by the said party of the second part, at the delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these Presents do grant, bargain, sell, remise, release, convey, alien, and confirm, unto the said party of the second part, and to his heirs and assigns forever, all the following described lot, piece, or parcel, of land, situate in the County of Douglas and State of Kansas and known and described as follows, to wit: The North Four (4) acres of the East Eight and One Half ($8\frac{1}{2}$) Acres of the South Thirty seven (37) Acres of the South Half ($1\frac{1}{2}$) of the North West Quarter (N. W. $\frac{1}{4}$) of Section Twenty Five (25) Township Twelve (12) Range Nineteen (19) according to the Government Survey thereof.

To Have and to hold the same, Together with all and singular the tenements, hereditaments, privileges, and appurtenances thereunto belonging, or in any wise appertaining; and also, all the estate, interest, and claim whatsover, in law as well as in equity, which the said party of the first part have in and to the premises hereby conveyed, unto the said party of the second part, his heirs and assigns, and to their only proper use, benefit, and behoof, forever;

Provided always, and these Presents are upon this express condition, that if the said party of the first part, their heirs, executors, or administrators, shall well and truly pay, or cause to be paid, to the said party of the second part, his heirs, executors, administrators, or assigns, the aforesaid sum of money, with interest thereon, at the time and in the manner specified in the above mentioned promissory note according to the true intent and meaning thereof, then and in that case these Presents, and everything herein expressed, shall be absolutely null and void.

And the said party of the first part, for themselves and their heirs, executors, and administrators, do hereby covenant and agree with the said party of the second part, that at the time of the delivery hereof, the said party of the first part, are the lawful owners of the premises above granted, and seized thereof, in fee simple absolute; that they will warrant and defend the above granted premises in the quiet and peaceable possession of the said party of the second part his heirs and assigns forever, that they are free from all incumbrances whatsoever, and