This Indenture, Made this First day of July in the year of our Lord one thousand eight hundred and Ninety
Witnesseth, that Wilbur M. Hayes and Alice M. Hayes his wife of the county of Douglas and State of Kansas, party of the first part, for and in consideration of Fourteen Hundred Dollars, conveys and warrants to J. B. Watkins party of the second part, his heirs and assigns, the real estate hereinafter described, situate in the county of Douglas and State of Kansas, to-wit: The South Sixty :60: feet of Lots numbered Four :4: and Nine :9: in Block number Two :2: Oread Addition to the City of Lawrence
To secure the said party of the second part for an actual loan of money made to the said Wilbur M. Hayes and Alice M. Hayes as evidenced by one certain Bond No eighteen thousand and thirty eight of Fourteen Hundred Dollars of even date herewith, in and by which said bond the party of the first part promise to pay to the order of J. B. Watkins in lawful money of the United States of America, the principal sum of Fourteen Hundred Dollars, Five years after date thereof, with interest thereon at the rate of Eight per centum per annum, interest payable semi-annually, according to and upon presentation of interest coupons therefor thereunto attached, both principal and interest being payable at the National Bank of Commerce, in New York City. Also Providing, that in case any interest on any of said sums shall remain unpaid for ten days after the same becomes due, then the entire sums covered by said bond and secured by this Mortgage Deed, to become immediately due and payable, without any notice of any kind whatsoever, and same to be collected in like manner as if the full time provided in said bond had expired

It is Hereby Expressly Agreed, That said first party shall insure the buildings that are insurable herein, in favor of the party of the second part, against loss or damage by fire, in the sum of $1000.00 and in such fire insurance companies as the second party may direct, and maintain such insurance during the continuance of this loan.

It is Further Expressly Agreed, That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied, and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is Further Agreed, That the first party shall repay to the second party all and every such sum or sums of money as may have been paid by them, or any of them, for taxes or assessments, or for premiums and costs of insurance, or on account of, or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed, with interest thereon at the rate of Ten per centum per annum from