

County of Douglas and State of Kansas described as follows, to-wit: The South 170 feet of the N. W. 1/4 of Block No 3 in Earl's Addition to the City of Lawrence in Douglas County Kansas being also described as commencing at the South East corner of the N. W. 1/4 of said Block No 3 thence West 290 feet thence North 170 feet thence East 290 feet thence South 170 feet to the place of beginning with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Parties 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 against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Twelve Hundred Dollars, according to the terms of One certain promissory note executed by the said Parties of the First Part to the said part of the second part, said note being given for the sum of Twelve Hundred Dollars, dated June 1887 due and payable in five years from the date thereof with interest 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 payment 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 mortgage, in default whereof the said mortgage may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense 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 twelve per cent. per annum. And in case of default in the payment of any interest coupon herein covenanted to be paid for the period of ten days after the same becomes due, or in default of performance of any covenant herein contained, the said parties of the first part agree to pay to the part of the second part, or his administrators or assigns, interest at the rate of twelve per cent. per annum upon said principal sum of Twelve Hundred Dollars from the time when the same was advanced and loaned by the party of the second part, and interest shall be so computed, and any payments made on account of interest shall be credited in said computation so that the total amount of interest