

of London England party of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Two thousand Dollars, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part, its successors, legal representatives, heirs and assigns, all the following described Real Estate, situated in the County of Douglas and State of Kansas, to wit: Lots B. C. D. and E in block number two 12 in "University Place," an addition to the City of Lawrence, as the same are known and designated on the recorded plat in the office of the Register of Deeds, of said county and state.

To have and to hold the same, together with all and singular the emblements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever unto the said parties of the first part, do hereby covenant and agree, that at the delivery hereof they lawfully seized in their own right of an estate in fee simple of and in all and singular the above described premises with the appurtenances, that they have good right to sell and convey the same; that said premises are free and clear of all incumbrances whatsoever and that they will forever warrant and defend the title to said premises unto the said party of the second part, its successors, legal representatives, heirs and assigns, against the claims and demands of all persons whomsoever.

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

Said parties of the first part, to secure the repayment of the principal and interest of a loan of the principal sum of Two thousand Dollars made to them by said party of the second part, have executed and delivered to said party of the second part their certain First Mortgage Real Estate Bond numbered _____ dated the first day of October 1891, payable to the order of said party of the second part five years after date, with interest thereon from date until due, at the rate of eight per cent per annum, payable semi-annually according to the tenor of interest coupons thereto attached, and bearing even date therewith, both principal and interest payable at the office of the company at Kansas City, Kansas, and to immediately become due, at the option of the legal holder thereof, without notice, upon default in the payment of any interest coupon or any part thereof, or failure to comply with any of the conditions or agreements contained in this Mortgage, and to bear interest at the rate of twelve per cent. per annum after due until paid, when the same shall become due either by maturity or by reason of the default or failure before mentioned. Said parties of the first part agree to pay all taxes and assessments levied upon or assessed against said premises or any part thereof when the