and the Equitable Mortgage Company, of Kansas City, Missouri, second party. Witnesseth: That the said first party, in consideration of Six Hundred and Sixty Dollars, in hand paid, the receipt of which is hereby acknowledged have granted and sold, and by these presents do Grant, Bargain, Sell, Convey and Confirm unto the said Equitable Mortgage Company, its successors and assigns forever, the certain premises or tract or parcel of Real Estate situated in Douglas County, State of Kansas, described as follows, to wit: The East Half of the North East Quarter of Section Seventeen in Township Fifteen South of Range Nineteen East of the Sixth Principal Meridian, containing Eighty acres according to United States Government Survey. E½ N E¼ 17-15 S-19 E. 6 P.M. 80 Ac.

To Have and to Hold the above described premises, and all appurtenances thereto belonging, unto the said second party, its successors and assigns forever. The said first party represent to and covenant with the said second party, that they hold said premises in fee simple; that they have good and lawful right to sell and convey the same; that said premises are free and clear from all liens and incumbrances, and that they will warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And the said first party hereby expressly relinquish, release and convey all right of Homestead Exemption and every contingent right in and to said premises. Provided, always, and these presents are made upon the following express conditions: That if the said first party shall pay said second party the sum of Six Hundred and Sixty Dollars, on the first day of January A.D. 1897, with interest on the same from this date until paid, at the rate of Six per cent. per annum, payable semi-annually on the first day of January and the first day of July in each year, according to the tenor and effect of the One bond or promissory note and interest coupons executed and delivered by said party of the first part and bearing even date herewith, payable at the office of the Equitable Mortgage Company, in New York City, N.Y., in gold coin of the United States or its equivalent; and if said first party shall well and truly keep and perform all and singular the covenants, conditions, stipulations and agreements herein contained for said first party to keep and perform, then these presents and all the estate hereby created shall cease and be void; otherwise to remain in full force and effect.

It is further Covenanted, Stipulated and Agreed between the parties hereto:

First. That the said first party shall pay all taxes and assessments now due, or which may become due, on said premises before the same become delinquent, and in case not so paid the holder of this Mortgage may pay such taxes and assessments, and recover the same and interest thereon at the rate of ten per cent. per annum, and this Mortgage shall stand as security therefor.

Second. That the said first party shall keep the buildings on said premises insured in some responsible and approved company or companies, for the benefit of said second party in the sum of not less than Six Hundred Dollars and