signed.

Witness my hand and official seal, the day and year last above written

My commission expires Dec 4th 1892 T. J. Gregory

(L. S.) Notary Public

Recorded Feb. 8. 1892 at 1:50 o'clock P.M.

James Brooks

Register of Deeds.

A. P. Van Meter and E. A. Van Meter his wife of Douglas County, State of Kansas, first party, for the consideration of $184.00 do hereby sell and convey to the New England Loan and Trust Company second party, its successors or assigns, an indefeasible estate in fee simple absolute in and to the following-described real estate in Douglas County, State of Kansas together with all of the rents, issues and profits which may arise or be had therefrom, to-wit: The East half of the North East quarter and the South Twenty Four acres of the West half of the North East quarter and the North half of the South East quarter less nine acres in South East corner, twenty seven rods East and West by twenty nine rods and a fraction North and South also less ten acres in South West corner, fifty five rods two feet and Eight inches East and West by Twenty nine rods North and South. All Section Twenty Eight in Township Fourteen South of Range Twenty One East of the sixth principal meridian, containing 165 acres more or less as shown by the United States government survey. And they warrant the title against the lawful claims of all persons whomsoever.

This conveyance is junior and subsequent to a mortgage upon the same real estate for $2000.00 of even date herewith, in which each party is the same as herein.

It is agreed that if a promissory note for $184.00 payable in ten installments, at the office of said company in Kansas City, Missouri made and delivered this day by the first party to the second party, and secured hereby be paid according to the terms thereof, and the several coupons named in said prior mortgage be paid as herein provided, and the several agreements made by said first party in said prior mortgage be faithfully performed, then this conveyance shall be void and be released at the expense of the first party or assigns.

If, however, any installment of the said promissory note, or any of said coupons become delinquent, or the second party pay out any sum or sums under the terms of said prior mortgage, for insurance, taxes, assessments, or to procure release of statutory lien claims, or the said prior mortgage is paid off in full, then, at the election of said second party, the whole of the balance of said installment note shall become due, and shall bear interest at the rate of ten per centum per annum from the date thereof, and to any judgment rendered