

described real estate, situated in the County of Douglas State of Kansas, to-wit: Twenty ²⁰ acres off The East end of the North half of the Northeast quarter of Section fourteen (14) Township fifteen (15) Range Seventeen (17) East of the Sixth Principal Meridian.

To Have and to hold the same, With all the appurtenances thereto belonging, unto the said second party, his heirs and assigns, forever; and the said first parties do here- by covenant and agree, that at the delivery hereof they are the lawful owners of the prem- ises above granted, and seized of a good and indefeasible estate of inheritance therein, free from all incumbrances, and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

Provided Always, And these presents are upon the express condition, that whereas, the said first parties are justly indebted unto said party of the second part in the prin- cipal sum of Two hundred Dollars, lawful money of the United States of America, being for a loan thereof on the day and date hereof made by the said party of the second part to the said first parties and secured by one certain promissory note, to-wit: One note for Two hundred Dollars, due on or before March First 1898, Bearing even date herewith, payable to said party of the second part, or order, with interest at the rate of six per cent. per annum from date until fully paid; interest to be paid semi-annually, on the first days of March and September in each year, as specified by 10 interest notes or coupons of even date herewith, attached to said principal note; principal and interest payable at The Importers and Traders National Bank in the City of New York.

Now, If said first parties shall pay or cause to be paid the said sum of money, with interest thereon, according to the terms of said note and coupons, then these presents shall be void and said premises shall be released at the cost of the parties of the first part. But if said sum of money or any interest thereon is not paid when due and payable, or if any taxes or assessments levied against said property, or charges for insurance, are not paid when the same are due and payable, then in either of these cases the said principal note, with the interest thereon, shall, and by this in- denture does, immediately become due and payable, at the option of the second party or assigns, to be at any time thereafter exercised without notice to the first parties, and this Mortgage shall then be absolute and may be at once foreclosed. But the legal holder of this Mortgage may, at his option, pay such of said taxes, assessments or charges for insurance, due and payable as herein set forth, as the mortgagor, or assigns shall neglect or refuse to pay, and charge them against said first parties, and the amounts so charged, together with interest at the rate of ten per cent., payable semi-annually, shall be an additional lien upon the said mortgaged property, and the said mortgage or his assigns may immediately cause this Mortgage to be fore- closed, and shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof.

Said first parties agree to keep the buildings, erected or to be erected on said land in- sured to the amount of Three hundred Dollars, to the satisfaction of and for the benefit