

This Indenture, Made this twenty fifth day of April in the year of our Lord one thousand eight hundred and ninety three by and between Charles H. Adams of Boston in the County of Suffolk and Commonwealth of Massachusetts, unmarried party of the first part, and Lucy J. Campbell of said Boston party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Fourteen thousand Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has Granted, Bargained and Sold, and by these presents does Grant, Bargain, Sell, Convey and Confirm, unto the said party of the second part, and to her heirs and assigns Forever, all of the following-described tract, piece or parcel of land lying and situate in county of Douglas and State of Kansas, to wit: The North West quarter, and the West half of the North East quarter, and the North half of the South West quarter, and the West half of the South East quarter, all in Section Fourteen (14) Township Fourteen (14) Range Nineteen (19) East of the Sixth (6th) Principal Meridian and containing Four Hundred acres more or less.

To Have and to Hold the same, with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and all rights of home-
stead exemption, unto the said party of the second part, and to her heirs and assigns Forever. And the said party of the first part does hereby covenant and agree, that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that he will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, her heirs and assigns Forever, against the lawful claims of all persons whomsoever.

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

First: Said party of the first part is justly indebted unto the said party of the second part in the principal sum of Fourteen thousand (14000) Dollars, lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said Charles H. Adams party of the first part and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered B1 executed and delivered by the said party of the first part bearing date April 25th 1893, and payable to the order of the said Lucy J. Campbell, six months after date at Boston Massachusetts with interest thereon from date at the rate of seven per cent per annum payable semi annually.

Second: Said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified; and if not so paid, the said party of the second part, or the legal holder or holders of this mortgage, may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums, and the amount so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and collected in the same manner