

and appurtenances to the same belonging, to the said grantee and its successors and assigns, to its and their only proper use and benefit forever. And they the said Grantors for themselves and their heirs, executors and administrators, do hereby covenant, grant, and agree, to and with said grantee, and its successors and assigns, that until the delivery hereof they are the lawful owners of said premises, and are seized and possessed thereof in their own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever except the prior mortgage for Eight Hundred dollars, hereinafter described, and that they will, and their heirs, executors, and administrators shall warrant and defend the same to the said grantee and its successors and assigns forever, against the lawful claims and demands of any person or persons whatsoever except the owners of said prior mortgage.

And the said Mary Kooper and G. L. Kooper for themselves heirs, executors, and administrators, do hereby covenant and agree to and with said grantee, its successors and assigns, to pay to said grantee, at its office in Manchester, N. H., its successors and assigns, the sum of Eight Hundred dollars, or Three dollars per share, at the time and in the manner hereinafter mentioned and expressed, and that they will keep the buildings erected, or to be erected, upon such lands insured against loss or damage by fire or lightning, by insurers, and in an amount approved by said grantee; said insurance being made payable, in case of loss, as said grantee may direct, and in default thereof the grantee or its successors and assigns may, if they so elect, effect such insurance, in which case the cost of effecting the same shall be a lien on the mortgaged premises secured by these presents payable on demand with lawful interest, and that they will pay the taxes and all other moneys assessed by any public authority on said premises, as the same are due and payable, and furnish satisfactory evidence of said payment to the Association within one month after said taxes and other moneys so assessed are due.

And we, each of us, do hereby release our several rights of homestead and all other rights of every kind in said premises, under and by virtue of any law of the State of Kansas.

Nevertheless it is to be considered, and the condition of the foregoing deed is such that if the said Mary Kooper and G. L. Kooper heirs, executors, and administrators, shall well and truly pay the taxes and other moneys assessed by any public authority, as agreed, and furnish satisfactory evidence of such payment, as agreed, and shall well and truly pay unto the said grantee, at its said office, its successors and assigns, the sum of Three dollars per month, monthly in advance on the first day of each and every month on each of Four shares of the loan fund of said Association