Witnesseth, That the said party of the first part, in consideration of the sum of Three Hundred ($300.00) Dollars, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does grant, bargain, sell and mortgage to the said party of the second part, her heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: Lot Numbered One Hundred and Two (102) on Tennessee Street in the City of Lawrence, said County and State with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Eliza A. Anderson does hereby covenant and agree that at the delivery hereof she 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 she will warrant and defend the same against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Three Hundred ($300.00) Dollars, according to the terms of One certain promissory note this day executed by the said Eliza A. Anderson to the said party of the second part. Said note being given for the sum of Three Hundred ($300.00) Dollars, dated Lawrence Ks. Jany. 11th 1895 due and payable in three years from date thereof with interest thereon from the date thereof, until paid according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said party of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay
insure the same at the expense of the part of the first part, and the expense of such taxes and accruing penalties, interest and costs and
the taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the party of the second part, her executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any