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This indenture, made this 8th day of February in the year of our Lord one thousand nine hundred and one, by and between Cyrus Beard and Carry Beard husband and wife of the county of Douglas and State of Kansas, parties of the first part, and The Kansas Mutual Life Insurance Company, of Topeka, Kansas, party of the second part. Witnesseth, that the said parties of the first part, for and in consideration of the sum of (\$650⁰⁰) Six hundred and fifty dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey and confirm unto the said party of the second part, and to its successors and assigns forever, all of the following described tract, piece or parcel of land lying and situated in the county of Douglas and State of Kansas, to wit: The west half of the southeast quarter of section eighteen (18) in Township fifteen of Range nineteen (19) containing 80 acres to have and to hold the same, with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its successors and assigns forever. And the said parties of the first part do hereby covenant and agree, that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors 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 parties of the first part are justly indebted unto the said party of the second part in the principal sum of (\$650⁰⁰) Six hundred and fifty 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 parties of the first part, and payable according to the tenor and effect of a certain first mortgage real estate note executed and delivered by the said parties of the first part, bearing date Feb. 8th A.D. 1901, and payable to the order of the said The Kansas Mutual Life Insurance Company, of Topeka, Kansas, on the first day of February A.D. 1906, after date at the office of the said Company in Topeka, Kansas, with interest thereon from the 11th day of Feb. 1901, until maturity, at the rate of 6 per cent. per annum, payable annually on the first days of February in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by First Coupons attached to said principal note, and of even date therewith, and payable to the order of said The Kansas Mutual Life Insurance Company at the office of said Company in Topeka, Kansas. The right to pay said principal sum in full or in multiples of \$100. at the maturity of any interest coupon after one year is reserved, provided said money is not borrowed elsewhere. Second: Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance