SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. This Indenture, Made interestly fittleany of in the year of our Lord one thousand 1, between James H. Dean and Mary B. wife of the County of Douglas and PARTICO Of the first part, and The Northwestern Mutual Life Insurance Company, party of the second part: Witnesseth, That the said partices of the first part, for and in consideration of the sum of our thousand (7000) Two Meant in hand paid, the receipt whereof is hereby acknowledged, ha granted, bargained and sold, and by these presents do y bygain, and sell unto the said party of the second part, and to its successors and assigns forever, the following Real Estate, lying and being in the County of Douglas, and State of Kansas, and known and described as follows, viz: The southwest quarter of Dection number twenty eight (28) Township number thinteen (13) South, Range member eighteen che East, also all that part of the northwest quarter of soid section number twenty eight (28), bounded and described as follows, viz: Beginning at a stake at the south west corner of the snorth half of the south horth fried nathwest grayler, running thence east that, three (33) clisins to a plone in the old Chieton State Rad; thence south 15% east four and thirty nine me hundredthe (4 23) clisins; there east four and four hundred selventy fine one trousandthes (4 2000) chairs to a stake in the east live of aid quality section; thence with six and fire hundred thirty fire ne thousandles (1500) dans to the center of said section; thence thest forly (10) chains to the west him of said section and thence worth tue (0) chains, more or less, to the slave of Leves, shore or less lesself that part of the south east quarter of Section number twenty inceres Towerhip of Ronge of overaid, founded and described as follows, ing Beginning on the east his of said southerest qualest apoint where and line intersects the middle of the old Chinton State Road, numing thence north fufty eight " y me for othe costs) and more or less, to a point eight of one fourth of rods south of the northeast concer of such southeast granter; thenewast twenty (20) rods; thence south fefty six (56) rods; thence southeasterly fourteen (17) rods, more or los, to the mills of said road and flower will wetely along the middle fland road freelan (12) rodo, more a less, to the place of beginning, containing seven and sixty five one hundreally (2000) acres more or less, Together with the privileges and appurtenances to the same belonging, and all of the rents, issues and profits which may arise or be had therefrom. To Have and to Hold, the same to the said party of the second part, its successors and assigns, forever. And the said James H. Dean for himsely heirs, executors, administrators and assigns, covenant S and agree with the said party of the second part, its successors and assigns, to keep the building or buildings now standing or which may hereafter be erected on the above described premises insured against loss or damage by fire in some solvent incorporated insurance company or companies, to be approved by said party of the second part, its successors or assigns, so long as the moneys hereby secured shall be unpaid, to the amount of at least Ought hundred (800) _ Dollars; and to assign and keep assigned to said party of the second part, its successors and assigns, the policy or policies of such insurance, and deposit the same with the said party of the second part; and to pay annually to the proper officers all taxes and assessments which shall be levied or assessed on said real estate, or any part thereof a also to keep said land and all improvements now existing or placed thereon, free from all liens of whatever nature; and to procure and deliver to the sa party of the second part, at its office in the City of Milwaukee, in the State of Wisconsin, on or before the first day of May in each and every year, duplicate receipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises for the preceding year; and in case of the failure to keep or continue such insurance, or to assign the police or policies thereof, as above provided, or in case of the non-payment of any such taxes or assessments when the same shall become due and payable, or any lien claim, the said party of the second part, its successors or assigns, may effect an insurance upon said building or buildings to the amount above named, and may pay such taxes and assessments, with the accrued interest, officers' fees and expenses thereon, and any lien claim, and the amounts or sums so paid for premiums and expenses of insurance, and for taxes or assessments or lien claims and officers' fees and expenses on account thereof, shall be immediately paid to the said party of the second part, its successors or assigns, and shall, unless so paid, be added to and be deemed part and parcel of the moneys secured hereby and from the time of the payment thereof by the said party of the second part, the sums so paid shall bear interest at the same rate as the principal debt hereby secured; and that the said part ico of the first part, at the time of the ensealing and delivery of these presents at the true, lawful and rightful owner & and proprietor Sof the said premises above described and every part thereof, and ______ seized of a good, sure, perfect and indefeasible estate of inheritance therein, in fee simple; that Ling have, good right, full power and lawful authority to grant, bargain, sell and convey the said premises and every part thereof to the said party of the second part, in manner and form aforesaid; that the said premises are free and clear from all taxes, lieus and incumbrances whatsoever; and that the said part too of the first part will ever warrant and defend the same to the party of the second part, its successors and assigns against all claims whatsoever. And the said James H. Dean meludring all toles and assessments Publich may be assessed or levied under and by vortue of any law now or hereafter existing in the Istate of Kans as against said party of the second part upon this mortgage or the debt-hereby secured or upon its mortgage