

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 the said party of the second part, her heirs and assigns forever, against all persons claiming the same. To have and to hold the same, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, forever, upon this express condition, to-wit: That whereas, the said Frederick Letcher and Julia A. Letcher, have this day executed and delivered one certain promissory note to said party of the second part, in words and figures as follows, viz: - \$200⁰⁰ Lawrence Kansas - July 8th - 1902 - On or before Sept. 8th - 1906 after date we promise to pay to the order of E. M. Becker the sum of \$200⁰⁰ in monthly installments of four dollars each month beginning Aug. 8th - 1902 until the \$200⁰⁰ is fully paid with interest at 8 per cent per annum from date until paid, payable semi annually. Value received. Now, if said parties of the first part, or their executors, administrators or assigns, shall pay or cause to be paid to said party of the second part or her executors, administrators or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the tenor and effect thereof, and shall keep the buildings erected and to be erected upon the premises above conveyed insured against loss or damage by fire in the sum of not less than two hundred Dollars, by such insurance company or companies as shall be approved by said party of the second part, and in default of said insurance the said party of the second part may effect such insurance, and the premiums paid for effecting the same, together with all expenses, costs and charges incident thereto, with interest thereon at the rate of per cent per annum from the date of payment thereof by said party of the second part until repaid by the said parties of the first part, shall be a lien upon said mortgaged premises, added to the amount of said obligation and secured by these presents, and shall be included in and made a part of any judgment upon foreclosure of this mortgage, then these presents shall be wholly discharged and void, and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are