free and clear of all incumbrances, and that they 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 Two thousand Dollars according to the terms of twenty certain promissory notes this day executed and delivered by the said Mary M. Bell and J. H. Bell to the said party of the second part; payable at Merchants National Bank Lawrence Kansas as follows, to-wit:

Note No. 1 - One hundred dollars on or before January 1st -1903-
" " 2 " " dollars on or before first day of May - 1903-
" " 3 " " " " " " " " September -1903-
" " 4 One hundred dollars on or before " day of January -1904-
" " 5 " " " " " " " " May "
" " 6 " " dollars on " " " day of September "
" " 7 " " " " " " " " January - 1905-
" " 8 " " dollars on " " " day of May "
" " 9 " " " " " " " " September "
" " 10 " " dollars on " " " day of January - 1906-
" " 11 " " " " " " " " May "
" " 12 " " dollars on " " " day of September "
" " 13 " " " " " " " " January - 1907-
" " 14 " " dollars on " " " day of May "
" " 15 " " " " " " " " Sept. "
" " 16 " " dollars on " " " day of January - 1908-
" " 17 " " " " " " " " May "
" " 18 " " dollars on " " " day of September "
" " 19 " " " " " " " " January - 1909
" " 20 " " dollars on " " " day of May "

with interest thereon at 6% per annum, and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part his executors, administrators and assigns at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part his executors, administrators or assigns; and out of all of the moneys arising from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if