Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do 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: Commencing at a point Forty (40) rods west of the point of intersection of the north line of the north west fractional quarter of section seven (7) Township Thirteen (13) South of Range Twenty (20) East of the 6th P.M. with the west line of Vermont Street produced south from the City of Lawrence; thence south parallel with the west line of said Vermont Street produced, Eighty (80) Rods; thence west to the west line of said quarter section; thence north on said west line of said quarter section Eighty (80) Rods to the north west corner thereof; thence east on the north line of said quarter section to the place of beginning, containing Eighteen acres more or less. with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. 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 against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Two Thousand Dollars, due and payable in five years from date thereof, with interest thereon from date at six per cent. per annum, according to the terms of one certain promissory note this day executed and delivered by said parties of the first part with ten interest coupons attached to said note to the said party of the second part; and this conveyance shall be void if such payment be made as in said note and coupons and in this instrument specified. And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon, and as will effect such insurance at the expense of said first parties, and such taxes, penalties, costs and insurance, shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of ten per cent. per annum. But if default be made in the