

Know all men by these Presents.

That I William B. Young of Newton County of Middlesex
 and State of Massachusetts in consideration of One Thousand
 Dollars paid by Luther Paul of said Newton the receipt
 whereof is hereby acknowledged do hereby give grant bar-
 gain sell and convey unto the said Luther Paul, All
 that tract or parcel of land situated in the County of
 Douglas and State of Kansas and described as follows
 viz. The West half of the North East Quarter of Section Eight
 (8) Township Twelve (12), Range Twenty, 20, containing eighty
 acres of land more or less. Being premises conveyed
 to me in part by Edward Hammond by deed dated
 May 24 1882 Recorded in Douglas County Registry of Deeds
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Do Have and to hold the granted premises with all the
 privileges and appurtenances thereto belonging to the said
 Luther Paul his heirs and assigns to their own use
 and behoof forever. And I hereby for myself and
 my heirs executors and administrators Covenant with the
 grantee and his heirs and assigns that I am lawfully
 seized in fee simple of the granted premises that they
 are free from all encumbrances that I have good right
 to sell and convey the same as aforesaid and that
 I will and my heirs executors and administrators shall
 Warrant & Defend the same to the grantee and his heirs and
 assigns forever against the lawful claims and demands of
 all persons

Provided Nevertheless, that if I or my heirs, executors ad-
 ministrators or assigns shall pay unto the grantee or his
 executor administrators or assigns the sum of One Thou-
 sand Dollars in five years from ^{this} date with interest semi-
 annually at the rate of seven per cent per annum and
 until such payment shall pay all taxes and assessments
 on the granted premises to whomsoever laid or assessed. And
 shall not commit or suffer any strip or waste of the
 granted premises or any breach of any covenant herein
 contained then this deed as also a note of even date
 herewith signed by me whereby I promise to pay to
 the grantee or order the said sum and interest at the
 terms aforesaid shall be void.

But Upon any Default in the performance or observance
 of the foregoing condition the grantee or his executors
 administrators or assigns may sell the granted premises
 or such portion thereof as may remain subject
 to this mortgage in case of any partial release hereof.