This Indenture Made this First day of January in the year of our Lord one thousand eight hundred and eighty three Witnesseth That Thomas Pugh and Sarah C. Pugh husband and wife of the County of Douglas and State of Kansas party of the first part for and in consideration of Five Hundred Dollars conveys and Warrants to Sephia O. Brown party of the second part her heirs and assigns the real estate hereinafter described situated in the County of Douglas and State of Kansas to wit The East half of the South East quarter of Section number Sixteen 16 Town number Thirteen 13 Range number Nineteen 19 East of the sixth P.M. and containing Eighty 80 acres more or less

To secure the said party of the second part for an actual loan of money made to the said Thomas Pugh and Sarah C. Pugh as evidenced by one certain bond No. seventy three hundred and forty two of Five Hundred Dollars of even date herewith in and by which said bond the party of the first part promise to pay to the order of Sephia O. Brown in lawful money of the United States of America the principal sum of Five Hundred Dollars Five years after date thereof with interest thereon at the rate of seven per centum per annum interest payable semi annually according to and upon presentation of interest coupons therefor thereunto attached both principal and interest being payable at the National Bank of Commerce in New York City Also Providing that in case any interest on any of said sums shall remain unpaid for ten days after the same becomes due then the entire sums covered by said bond and secured by this Mortgage Deed to become immediately due and payable without any notice of any kind whatsoever and same to be collected in like manner as if the full time provided in said bond had expired

It is Hereby Expressly agreed That said first party shall insure the buildings that are insurable herein in favor of the party of the second part against loss or damage by fire in such sum and in such fire insurance companies as the second party may direct and maintain such insurance during the continuance of this loan It is further expressly agreed That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied and that said security shall remain and be kept as good as the same is now during the continuance of this loan

It is Further Agreed That the first party shall repay to the second party all and every such sum or sums of money as may have been paid by them or any of them for taxes and assessments