described at any interest payment by paying sixty days extra interest 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: that they have good right to sell and convey said premises and that they will Warrant and Defend the same against the lawful claims of all persons. This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars and interest thereon according to the terms of two certain mortgage notes and 20 interest notes or coupons, this day executed by the said Aaron Miller to-wit:

Note No. 1, for Five Hundred Dollars, due January 1st 1889.

Note No. 2, for Five Hundred Dollars due January 1st 1889

all dated December 24th 1883 payable to Griffith and Russell or order, at the Merchants Bank of Lawrence Kans with New York Exchange with interest payable semi-annually, on the first days of January and July in each year according to coupons attached to said notes, The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent: and they will keep the buildings on said property insured in some approved Insurance Company payable in case of loss, to the mortgagee or assign, and deliver the policy to the mortgagee, as collateral security hereto.

Now, If such payments be made as herein specified, this conveyance shall be void and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof, or any interest thereon, or of said taxes or assessments as provided or if default be made in the agreement to insure then this conveyance shall become absolute and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part: and in case of such default of any sum covenanted to be paid for the