

and Western Rail Road Company: also all the right of way the grantees herein received by deed across the aforesaid West end from John W. McMillan and wife deed dated March Nineteenth (19) 1875, and also excepting the rights conveyed by lease to the Laflin and Rand Powder Company which is a privilege granted to the Laflin and Rand Powder Company for a magazine and right of way over said Island to the same; the above lands described is intended to be the same land deed to the grantees herein by John W. McMillan and wife, by deed dated nineteenth day of March, 1875 and recorded in Book 13 of Deeds at page 168 in Douglas County Records with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said William M. Culbertson and Kate W. Culbertson his wife 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.

This Grant is intended as a Mortgage to secure the payment of the sum of Three Hundred Dollars and interest thereon, the same being a part of the purchase price of said above described premises sold by said Ridenour & Baker to said William M. Culbertson and according to the terms of one certain promissory note executed and delivered by the said William M. Culbertson (and dated December 30th 1882) to the said parties of the second part: and this conveyance shall be void if such payment 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 shall become due and payable and it shall be lawful for said parties of the second part their 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 opt