

eighteen.

To Have And To Hold the same, with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to his heirs and assigns, forever. And the said party of the first part does hereby covenant and agree, that at the delivery hereof - the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that she will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

Provided, Always, And this instrument is made, executed and delivered upon the following conditions to wit:

First, Said Ellen Anderson, widow, justly indebted unto the said party of the second part - in the principal sum of Two Hundred and Twenty five Dollars, lawful money of the United States of America being for a loan thereof, made by the said party of the second part to the said Carl Anderson and payable according to the tenor and effect of a certain First Mortgage Real Estate ^{note}, executed and delivered by the said Ellen Anderson bearing date January 15 - 1906 and payable to the order of the said Carl Anderson five years after date - at Clinton Kansas, with interest thereon from date until maturity at the rate of 6 per cent per annum, payable semi-annually, on the 15 days of January and in each year, and $\$$ per cent per annum after maturity, the installments of interest being further evidenced by a coupons attached to said principal note, and of even date therewith, and payable to the order of said Carl Anderson, of Clinton,