

Atchison Topeka and Santa Fe rail way, right-of-way, thence on the south side of said rail-way right-of-way, west-seventy-one (71) degrees north-forty-four (44) rods, thence south-forty-two (42) rods to the north-west corner of land conveyed to Arthur Rose in deed, book 65, at page 397, of Douglas County Kansas records, thence East to the place of beginning, of the sixth principal meridian, containing 111 acres more or less as shown by the United States government survey. And they warrant the title against the lawful claims of all persons whomsoever. This conveyance is junior and subsequent to a mortgage upon the same real estate for \$2500⁰⁰ by even date herewith, in which each party is the same as herein.

It is agreed that if a promissory note for \$195⁰⁰ payable in three annual installments (the last installment falling due January 1st 1910 at the office of said Company, in the City of Kansas City, Missouri made and delivered this day by the first party to the second party, and secured hereby, be paid according to the terms thereof, and the several covenants named in said prior mortgage be paid as herein provided and the several covenants made by said first party, in said prior mortgage be faithfully performed then this conveyance shall be void and be released at the request of the first party or assign. If, however, any installment of the said promissory note or any of said coupons become delinquent, or the second party pay out any sum of money under the terms of said prior mortgage, for insurance, taxes, assessments, or to procure release of statutory lien claims, or the said prior mortgage is paid off in full, then, at the election of said second party, the whole of the balance of said installment note shall become due and shall bear interest at the rate of ten per centum per annum from the date thereof, and to any judgment rendered upon