

free and clear of and from all former and other grants estate and encumbrances of every kind and nature and that they will <sup>forever</sup> Warrant and Defend the title to said premises and the possession thereof unto said second party, its successors and assigns, against the lawful claims of all persons whomsoever.

THESE PRESENTS HOWEVER ARE MADE UPON THE FOLLOWING EXPRESS CONDITIONS:

Whereas said George W. Hazard and Hattie E. Hazard have this day made and delivered <sup>the said</sup> to, the New England Securities Company their certain Bond or Promissory Note for the sum of Thirty-eight hundred and no/100 Dollars payable on the first day of April A.D. 1933 and bearing interest at the rate of six per centum per annum payable annually and evidenced by ten Coupons attached thereto. The said Bond and Coupons payable at the office of the said second party in Kansas City Missouri and each bearing interest after maturity at the rate of ten per centum per annum.

The said first party however reserving herein the right to pay one hundred <sup>dred</sup> dollars or mutiple over that amount upon said bond or note, or the full amount thereof on the day any of said Coupons mature on or after April 1st 1928 provided thirty days notice in writing is given to said second party that such payment will be made and provided further that in case such partial payments are so made no sum less than two hundred dollars of said bond shall at any time remain unpaid the making of such partial payment to reduce the amount of the coupons maturing thereafter proportionately to the amount said bond is reduced.

AND WHEREAS it is herein agreed particularly as follows:

The said first party shall not suffer waste, nor permit the buildings, fences and improvements on said premises to depreciate by neglect or want of care; Shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof; shall pay before the same become delinquent all taxes and assessments upon said premises general or special, now existing or that may hereafter be levied or chargeable against said indebtedness or against this instrument by or within the state of Kansas and shall keep the buildings on said premises insured in a Company or Companies acceptable to said second party in the sum of At Least Seven hundred and no/100 Dollars and shall deliver to said second party the policy or policies therefor and all renewals thereof and all concurrent policies now in force or hereafter issued thereon and shall when requested surrender to said second party any policy or policies covering any of the buildings upon said premises. In case the title to said premises is transferred, making an assignment of such policies of insurance to the purchaser necessary the said second party is hereby authorized to make such assignment thereof, as the agent or

The following is a copy of the original instrument.  
W.F. Smith  
Clerk of the District Court of Douglas