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And the said parties of the first part, for themselves and their heirs, do hereby covenant to and with the said party of the second part, executors, administrators or essigns, that they are lar-fully seized in face of said premises and have good right to sell and convey the same, that said prem-ises are free and clear of all incumbrances, except the above mentioned first mortgage of \$4000,00 and that they will, and their heirs, executors and administrators shall, forever warrant and defend the title of the said premises against the lawful claims and demands of all persons whomsoever. In Witness Whereof, The said parties of the first part have hereunto set this hands the

day and year first above written.

M. W. Krouse E. L. Krouse

J. A. Kesler

Attest:

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State of Kansas) SS Osage County,)

Usage vounty, / Ee it Remembered, That on this 25th day of February A. D. 1925 before me, J. A Kesler, a Notary Fublic in and for said County and State, came M. W. Krouse and S. L. Krouse his wife to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WIINESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

L. S.

FRON

My commission Expires July 12th, 1927.

MORTAGE. State of Kansas, Douglas County, SS.

M. W. Krouse, E. L. Krouse (his wife)

TO The Hosford Investment & Mtg Co..

This instrument was filed for record of 25° 4 this 7 day of March A. D. 1925, at 10:45 o'clock A. M. Doa & Wellman Register of Deeds. Jre Millimant----- Deputy

Notary Public

This Indenture, Made this 25th day of February, 1925 between M. W. Krouse end E. L. Krouse his wife, of Douglas County, in the State of Kansas of the first part, and The Hosford Investment & Mor-tgage Company of Douglas County in the State of Kansas of the second part: Witnesseth, That the said parties of the first part, in consideration of the sum of One Thomas & Motion (1900 con) Witness the state of the first part, in consideration of the sum of One Alteritionde,

Thousand & No/100 (\$1000.00) DOLLARS, the receipt of which is hereby acknowledged, do---by these pres-cnts, grent, bargain, sell and convey unto said party of the second part, its heirs and assigns, all the following described Real Estate, situated in the County of Douglas and State of Kansas, to-wit:

The North Half (Na) of the Southwest Quarter

(SN1) of Section Twenty-six (26), Township Fourteen(14),

Range Seventeen (17), Douglas County, Kansas.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditements and appur-

of ______dy of the express terms of said mortgage, then the party of the second part of his assigns