a good right to sell and convey the same to the said party of the second part, and that he will and his heirs, executors, administrators and successors shall forever warrant and defend the title to and possession of said real estate unto the said party of the second part, his heirs, legal representatives, successors and assigns, against all lawful claims and demands whatsoever.

The foregoing conveyance is on condition that: Whereas The said party of the first part is justly indebted to the said party of the second part, as such guardian, in the sum of three hundred and fifty ($350.00) dollars, for actual money loaned to said first party by second part as evidenced by one certain principal promissory note, executed by first party, as such guardian, to second party, as such guardian, of even date herewith, for three hundred and fifty ($350.00) dollars, due April 21st, 1913, drawing interest at the rate of eight per cent per annum from date, until due, and eight per cent per annum interest after due; said interest payable semi-annually and evidenced until maturity of said principal note by ten interest coupon notes attached thereto, and forming a part thereof, said interest coupons being in amounts and payable as follows:

$14.00	due	Oct.	21.	1908.
14.00	"	Apr.	21	1909
14.00	"	Oct.	21	1909
14.00	"	Apr.	21	1910
14.00	"	Oct.	21	1910
14.00	"	Apr.	21	1911
14.00	"	Oct.	21	1911
14.00	"	Apr.	21	1912
14.00	"	Oct.	21	1912
14.00	"	Apr.	21	1913

said interest coupons bear eight per cent per annum, payable semi-annually after due.