

lawfully received and possession of her real estate  
 and contents of estate of said party in fee simple  
 in and to said real estate and premises that the  
 same is free and clear of all incumbrances  
 whatever and that he, as such guardian, shall  
 good right to sell and convey the same to the  
 said party of the second part and that he will stand  
 his hire, expenses, administration and disbursements  
 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  
 where as the said party of the first part is justly  
 indebted to the said party of the second part as  
 much guardian in the sum of three hundred  
 and eighty (\$380.00) dollars, for arrear money loaned  
 to said first party by said party as indicated by  
 one certain principal promissory note, executed by the  
 first party, as such guardian, to said party,  
 as such guardian, of even date herewith, for three  
 hundred and fifty (\$350.00) dollars, due April 1st,  
 1913, bearing interest at the rate of eight per cent  
 per annum from date of maturity, and eight per  
 cent per annum interest on the above said interest  
 payable semi-annually and arrearages on the  
 maturity of said principal note as aforesaid  
 are herewith accepted, thirty and paying a