

Know all Men by these Presents that  
I Charles Nichols of Lawrence Kansas Territory  
for and in consideration of the sum of Five Hundred  
Dollars to me in hand paid by Nathaniel H DuBois  
of Marlborough Ulster County New York the receipt of  
which I do acknowledge have Granted Bargained Sold  
and conveyed and by these presents do Grant Bargain  
sell and convey unto him the said Nathaniel H.  
DuBois and his heirs and assigns from the following  
described Real Estate to wit: Lot Number (28) Twenty  
Eight on New York Street Lot Number (69) Sixty  
Nine on Tennessee Street Lot Number (115) One  
Hundred and Twenty five on Maryland Street  
Lots Number (114) One Hundred and fourteen  
and (152) One Hundred and Fifty two on Kentucky  
Street: in Town (or City) of Lawrence Douglas  
County Kansas Territory according to the authorized  
survey of the same as Executed by A. D. Searl in October  
1854. To Have and Hold the same property heretofore  
described unto him or them the said N H DuBois  
together with the appurtenances therunto appertaining  
and unto his heirs assigns. Nevertheless and these presents  
are upon this condition to wit: If the said Charles Nichols  
my heirs Executors &c. - shall well and truly cause to  
be paid unto him the said N H DuBois his heirs  
administrators &c. the sum of (\$320) Three Hundred  
and Twenty Dollars with interest after due at the rate of  
Five per cent per month after due One year after the date  
of these presents - according to the conditions of One certain  
promissory Note of Even date herewith made by me the  
said Charles Nichols unto the said N. H. DuBois and due  
One year after date for the sum of \$320 - Three Hundred  
and Twenty Dollars - Then these presents and the said Note  
shall cease and be void - And I do agree to and with the  
said N. H. DuBois that in case of my failure in the performance  
of the above conditions or any of them that he his heirs &c may  
demand

Charles Nichols