

This Indenture made this 20th day of December in the year of our Lord one thousand eight hundred and eighty between V. R. Van Pelt and Maria V. Van Pelt his wife of Baldwin City in the County of Douglas and State of Kansas of the first part and W. C. Caranus of Baldwin City in the County of Douglas and State of Kansas of the second part:

Witnesseth that the said parties of the first part for and in consideration of the sum of Thirteen hundred Dollars to them duly paid the receipt of which is hereby acknowledged have sold and by these presents do grant bargain sell and mortgage to the said party of the second part his heirs and assigns forever all that tract or parcel of land situate in the County of Douglas and State of Kansas described as follows to wit: Lots numbered One (1) Two (2) Three (3) Four (4) Five (5) Six (6) Seven (7) eight (8) nine (9) Ten (10) and eleven (11) on Fifth Street in Baldwin City with the appurtenances and all the estate title and interest of the said parties of the first part therein.

This Grant is intended as a mortgage to secure the payment of the sum of Thirteen hundred Dollars according to the terms of four certain promissory notes dated Dec. 20th 1880 signed by V. R. and Maria V. Van Pelt in favor of W. C. Caranus or order and bearing seven per cent interest from their dates each for three hundred and twenty five (\$25) Dollars and numbered One two three and four and due respectively in one two three and four years from date. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in said payment or any part thereof as provided then this conveyance shall become absolute and it shall be lawful for said party of the second part his executors administrators and assigns at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law, and out of all the moneys arising from such sale to retain the amount then due for principal and interest and also for statutory damages in case of default together with the costs and charges of making such sale and two (2) per cent on the amount secured by this mortgage as a reasonable attorneys fee for foreclosure hereof and the surplus if any there be shall be paid by the party making such sale to the said V. R. and Maria V. Van Pelt their heirs or assigns; and for the said consideration the said parties of the first part hereby waive appraisement of said real estate;

In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year last above written.

signed sealed and Delivered in the Presence of
 E. C. Buddis

V. R. Van Pelt
 Maria V. Van Pelt

State of Kansas }
 County of Douglas }

Be it remembered that on this 20th day of December