

party of the second part his heirs and assigns gives all that tract or parcel of land situated in the County of Douglas and State of Kansas described as follows to wit, The South West quarter (1/4) of the South East quarter (1/4) of Section Twenty (20), Third Township Fourteen (14), of Range Nineteen (19), containing forty acres with the appurtenances and all the estate title and interest of the said parties of the first part therein And the said Levy Elston and Christina Elston his wife do hereby covenant and agree that at the delivery hereof they were the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of Two hundred and Ninety five Dollars according to the terms of one certain Note this day executed and delivered by the said Levy Elston and Christina Elston his wife to the said party of the second part and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment or any part thereof or interest thereon or the taxes or if the insurance is not kept up thereon then this conveyance shall become absolute and the whole shall become due and payable 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 appraisement hereby waived or not at the option of the party of the second part his executors administrators or assigns and out of all the moneys arising from such sale to retain the amount then due for principal and interest together with the costs and charges of making such sale and the surplus if any there be shall be paid by the party making such sale on demand to the said parties of the first part their heirs or assigns

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 }
 Wm. C. Price

Levy ^{his} Elston {seal}
 Christina ^{her} Elston {seal}

State of Kansas }
 County of Douglas } ss. Be it Remembered that on this