

This Indenture made this third day of May in the year of our Lord one thousand eight hundred and eighty one between  
 Olof Nelson and Emma Nelson his wife of Lawrence in the County  
 of Douglas and State of Kansas of the first part and Jesse S. Case of  
 Peconic Suffolk Co. N. York of the second part:

Witnesseth that the said parties of the first part in consideration of the  
 sum of Three 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 situated in the County of Douglas  
 and State of Kansas described as follows to wit: Lot No. Seventy three (73)  
 Vermont St. in the City of Lawrence with the dwelling house standing  
 upon said lot together with all other buildings &c with the appurtenances  
 and all the estate title and interest of the said parties of the first part therein.

And the said Olof Nelson and Emma Nelson do hereby covenant and  
 agree that at the delivery hereof they are 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 Three hundred dollars  
 according to the terms of one certain promissory note with coupons  
 attached bearing even date herewith to Jesse S. Case in three years from  
 date with interest at the rate of ten per cent per annum payable semi  
 annually at the Merchants Bank in the City of Lawrence Kansas executed  
 and delivered by said Olof Nelson and Emma S. Nelson and this  
 conveyance shall be void if such payment be made as is 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 executor administrator 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 executor administrator 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 Olof Nelson his 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.

Olof Nelson  
 Emma Nelson