

Lest 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 inten-
 ded as a Mortgage to secure the payment of the sum
 of Four Hundred & fifty Dollars with 12% interest
 payable annually according to the terms of one
 certain Note this day executed and delivered by the
 said John Madell & Antonia his wife to the said
 party of the second part, 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 lands
 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 pre-
 scribed 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 Fifty - Attorneys fee for
 foreclosure of this mortgage the said fee to be due
 and payable on filing petition for foreclosure ^{and}
 the surplus if any there be shall be paid by the party
 making such sale on demand to the said John
 Madell & Antonia his wife 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
 Charles Pella

John Madell ^{seal}
 Antonia ^{her} Madell ^{seal}
 mark

State of Kansas }
 County of Douglas } ss.

Be it Remembered that
 on this first day of February A.D. 1878
 before me a Notary Public in and for
 said County and State personally known
 to be the same person who executed