

This Indenture made this 25th day of November in the year of our Lord one thousand eight hundred and eighty one between Henry Pifer and Olin L. his wife of Kansas in the County of Douglas ^{4th} State of Kansas of the first part and J. H. Ditzfack of the second part:

Witnesseth that the said parties of the first part in consideration of the sum of Four 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 parties of the second part his heirs and assigns forever all that tract or parcels of land situate in the County of Douglas and State of Kansas described as follows to wit: East Half of the South West-quarter of Section Twenty-four (24) Township Twelve (12) Range Seventeen (17) with the appurtenances and all the estate title and interest of the said parties of the said parties of the first part therein.

And the said Henry Pifer does hereby covenant and agree that at the delivery hereof they are the lawful owner 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 Four Hundred Dollars four years from date with interest payable annually at the rate of eight per cent per annum according to the terms of one certain promissory note this day executed and delivered by the said Henry Pifer and Olin L. Pifer to the said parties 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 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 parties 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 monies ^{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 Henry Pifer 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.

Henry Pifer 
Olin L. Pifer 

The following is endorsed on the original instrument:-
Received the amount in full satisfaction of the mortgage
J. H. Ditzfack
Sept 2. 1905
By Geo. A. Bauer his atty
and agent for collection

Recorded Sept. 2^d 1885 at 11.20 A.M.
J. H. Ditzfack, Register of Deeds