

inches Thence East Thirty Three (33) rods to Dry Branch Thence North Easterly to the East line of said quarter section to the beginning Excepting  $2\frac{1}{2}$  Acres deeded to Margaret Mease with the appurtenances and all the estate title and interest of the said parties of the first part therein And the said David P. Rake does hereby covenant and agree that at the delivery hereof he is 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 Six Hundred and Twenty Five Dollars five years after date with interest payable annually at nine per cent per annum with privilege of paying not less than \$200. at any time or times according to the terms of one certain promissory note this day executed and delivered by the said David P. Rake 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 David P. Rake 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

Signed sealed and Delivered in the presence of

David P. Rake {Seal}  
Mrs Rose Rake {Seal}

State of Kansas, Douglas County, ss.

Be it Remembered that on this 15<sup>th</sup> day of December A. D. 1881 before me a Notary Public in and for said County and State came David P. Rake and Rosa