

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 in three years at ten per cent. interest payable semi-annually and 12 per cent. after date with Chicago exchange with coupon interest notes six in number thereto attached according to the terms of one certain coupon note this day executed and delivered by the said parties of the first part 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 taxes or if the insurance is not kept up thereon to amount of \$800 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 appraisal thereby 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 there due for principal and interest together with the costs and charges of making such sale and the overplus if any there be shall be paid by the party making such sale on demand to the said James or Mary Nelson 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

W. S. Alford

James Nelson { Seal }

Mary Nelson { Seal }

State of Kansas }
County of Douglas } ss.

Be it Remembered That on this 14th day of January A. D. 1882 before me a Notary Public in and for said County and State came James Nelson widower and Mary Nelson his daughter unmarried to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal on the day and year last above written

[L. S.]

W. S. Alford

Notary Public

Comm. Expires Mch. 17th. 1885

Recorded January 16th. 1882 at 11⁰⁰ o'clock A. M.

O. J. Hannell
Register of Deeds