

This Indenture made this 23rd day of April in the year of our Lord one thousand eight hundred and eighty five between C. H. Randall and H. M. Randall his wife of Baldwin in the County of Douglas and State of Kansas of the first part and Frank Randall of the second part:

Witnesseth, That the said parties of the first part in consideration of the sum of Fifty 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 (11) Eleven on Dearborn St. situate in Baldwin Kansas with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said C. H. Randall and H. M. Randall 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 Fifty dollars to be paid in one year the date hereof according to the terms of a certain note this day executed and delivered by the said parties of first part 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, executors administrators or assigns and out of all the moneys arising from such sale to retain the amount then due.