

This Indenture, Made this 7th day of July in the year of our Lord one thousand eight hundred and eighty five, between Absalom Demery of Lawrence in the County of Douglas and State of Kansas of the first part, and Moses Swezer of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Four Hundred and eighteen Dollars to him duly paid the receipt of which is hereby acknowledged, has sold and by these presents does 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:

The north half of Lot No. One on Massachusetts Street in the City of Lawrence State of Kansas with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Absalom Demery 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 Four Hundred and Eighteen Dollars for purchase money according to the terms of four certain promissory notes this day executed and delivered by the said Absalom Demery 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, 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