

to the said party of the second part her 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 East $\frac{1}{4}$ of the North East $\frac{1}{4}$ less $7\frac{1}{2}$ acres (deeded to Dallas and Chamberlin) of Section 34. Township 14. Range 20, also beginning at a point on the West line of Section 35. Township 14. Range 20 thirty seven poles from the North West corner of said Section and running twenty poles and nine feet to a corner thence East two poles and ten feet to a corner thence North East sixteen poles to a corner thence North eleven poles and twelve feet to a corner thence West sixteen poles and ten feet to place of beginning with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said parties of the first part 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 except a certain mortgage to H. H. Cockins

This grant is intended as a Mortgage to secure the payment of the sum of One Hundred Dollars drawn and due in six months after date with interest at the rate of 10% per annum according to the terms of a certain promissory 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 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 her 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 for principal and interest together with the costs and charges of making such sale and the surplus if any there be shall be made by the party making