

premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances except a Mortgage to said party of the second part;

This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred and Sixty three and $\frac{50}{100}$ Dollars due six months after date without interest if paid when due - otherwise to bear 18% from maturity according to the terms of a certain promissory note this day executed and delivered by the said J. M. Kilbick 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 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 J. M. Kilbick his heirs and assigns.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year last above written.

J. M. Kilbick 

State of Kansas } ss.
Douglas County }

Be it Remembered, That on this 20th day of December A. D. 1884 before me F. B. Reed, Notary Public in and for the County and State aforesaid J. M. Kilbick to me personally known to be the same person 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 the day