

assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows to wit:

S.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ Section (25) twenty-five Township (13) thirteen Range (20) twenty Douglas Co. Kansas, with the appurtenance 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.

This Grant is intended as a Mortgage to secure the payment of the sum of five hundred dollars according to the terms of a certain 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 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 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 parties of the first part, or 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.

Michael Kesperger (seal)
Maria Kesperger (seal)

State of Kansas Douglas County, ss.

Be it Remembered, That on this 13th

On the original Instrument in the following Indorsement:
The within described note having been paid in full this mortgage is hereby released
and the hereunto created discharged

L. Crovener

Executor of the estate

of John P. Crovener, deceased

Recorded Dec. 30, 1887.

Lawrence H. Dec. 30, 1887.