

This Indenture made this first day of October in the year of our Lord one thousand eight hundred and eighty five between Samuel Keeler in the County of Douglas and State of Kansas of the first part and M. W. Moore of the second part.

Witnesseth, That the said party of the first part in consideration of the sum of Seventeen Hundred and fifty $\frac{00}{100}$ 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 So. West quarter of Section twenty five (25) in Township Thirteen (13) of Range Thirteen (13) and the North twenty (20) acres of the East half of the South West quarter of Section Twelve (12) in Township Fourteen (14) of Range Thirteen (13). 180 acres more or less. This mortgage is given to secure the payment of a portion of the purchase money for said property, with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said Samuel Keeler 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 Seventeen Hundred and fifty $\frac{00}{100}$ Dollars according to the terms of four certain promissory notes this day executed and delivered by the said Samuel Keeler to the said party of the second part payable as follows \$500 two yrs. from date. \$500 in three years. \$500 in four years - and \$250 in five years 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