

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 Six Hundred Dollars, due in one (1) year from date with interest from date until paid at the rate of Eight (8) per cent 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 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 and 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.

John Wise (seal)
Katie Wise (seal)

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 23^d day of November A.D. 1885 before me Jos. E. Riggs a Notary Public in and for said County and State came John Wise and Katie Wise his wife to