

of Township Twelve (12) south of Range Twenty (20) East of 6th P. M. Begin at the south east corner of said Lot three thence west seven chains fifty links (7.50) to a stone Thence North Twenty six chains fifty links (26.50) to a stone in the Bank of the Kansas River. Thence South $86^{\circ} 4'$ East seven chains fifty two links (7.52) to a stone at the North east corner of Lot 3. Thence south Twenty seven (27) chains to the place of beginning containing 20^{ac} acres. with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Grantors 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 Two Hundred Dollars being part of the purchase money of said premises according to the terms of one certain note this day executed and delivered by the said Parties of the first part to the said parties 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, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said parties of the second part their 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 parties of the second part their executors, administrators or assigns: and out of all the moneys arising from such sales 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 parties making such sale, on demand, to the said Parties of the first part their heirs and assigns.