

Commission expires March. 7th 1888.

Recorded Dec. 19th 1885 at 1 O'clock P.M.

Alfred Arnold
Register of Deeds.

This Indenture, Made this 19 day of December in the year of our Lord, one thousand eight hundred and eighty five between, James Grimes of Lawrence in the County of Douglas and State of Kansas of the first part, and W. H. Pendleton of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Eighty Five Dollars to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do 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 E. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Sec. 19, T. 12, R. 19, and the N. 10 acres of the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ Sec. 13 Town 12 Range 18, 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 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 except Two certain Mortgages to Timothy B. Sweet for \$1600 and Alex Renick for \$823.

This Grant is intended as a Mortgage to secure the payment of the sum of Eighty Five according to the terms of one certain note this day executed and delivered by the said James Grimes 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

In consideration of full payment of the within mortgage
I hereby release the same this
26th day of December, 1885.

W. H. Pendleton