

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 except a mortgage for \$150⁰⁰ dated October 22 1884 recorded in Book 8 Page 107 records of Douglas Co Kansas

This Grant is intended as a mortgage, to secure the payment of the sum of One hundred and fifty Dollars according to the terms of One certain promissory note this day executed and delivered by the said Calvin M. and Gertrude B. Clements to the said party of the second part; payable On or before one year from date at the National Bank of Lawrence Ka with Int at the rate of 10% per annum 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 overplus, 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.

Gertrude B. Clements *[Signature]*

C. M. Clements *[Signature]*

State of Kansas }
County of Douglas } ss.