

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 South half of the South West quarter of Section Ten (10) Township Fourteen (14) Range Eighteen (18)

with the appurtenances, and all the estate title and interest of the said parties of the first part therein. And the said John C. Davis 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 except a first mortgage of Four hundred and thirty five ⁰⁰/₁₀₀ Dollars to said Ellis B. Royce

This grant is intended as a mortgage, to secure the payment of the sum of Six hundred ⁰⁰/₁₀₀ Dollars according to the terms of One certain promissory note this day executed and delivered by the said John C. and Sarah C. Davis to the said party of the second part; payable five years from date at the National Bank of Lawrence Kansas 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 payables 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

The following is endorsed on the original instrument
To-wit: K. C. March 12th 1891
The debt secured by the within mortgage having been satisfied
I hereby discharge the same of record
Ellis B. Royce by
Abbie E. Raymond Agent for collection

Recorded March 30th 1891

James Brooks
Register