

party of the first part therein. And the said Ida A. Minier does hereby covenant and agree that at the delivery hereof she 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.

This Grant is intended as a mortgage, to secure the payment of the sum of One hundred and fifty ⁰⁰/₁₀₀ Dollars according to the terms of One certain promissory note this day executed and delivered by the said Mrs Ida A. Minier to the said party of the second part; payable One year from date at the National Bank of Lawrence Kas. 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 interests 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 surplus, if any there be, shall be paid by the party making such sale, on demand, to the said party of the first part or her heirs and assigns.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year last above written.

Signed and Delivered

Mrs Ida A. Minier [seal]

in Presence of
Wesley J. G. Collier

State of Kansas } ss.
County of Shawnee }

Be it Remembered, That on this 27 day of February, A. D. 1886 before me, M. M. Gale, a Notary