

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: City Lot No 58 with the building thereon situated in North Lawrence Kansas said Lot being Number 58 Elm Street with the appurtenances, and all the estate, title and interest of the said parties of the first part therein.

This Grant is intended as a mortgage to secure the payment of the sum of Three hundred and Seventy five (\$375⁰⁰) Dollars, according to the terms of one certain promissory Note as follows \$375⁰⁰ Lawrence Mo February 3. 1886

Three Years from date for value received we promise to pay forth & Lender Three hundred and seventy five Dollars with Eight (8) per cent interest per annum payable annually

And this Conveyance shall be void if such payment be made as is herein specified. But if default be made in said payment, or any part thereof, as provided, then this Conveyance shall become absolute, 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, and out of all the moneys arising from such sale, to retain the amount then due for principal and interest, and also for statutory damages in case of protest, together with the cost and charges of making such sale and Ten per cent. on the amount secured by this mortgage, as a reasonable attorney's fee for foreclosure thereof, and the surplus, if any there be, shall be paid by the party making such sale.