

This Indenture, Made this 10th day of April in the year of our Lord One Thousand, Eight Hundred and Eighty Six, between R. H. Pearson and his wife Rosella Pearson of Baldwin City in the County of Douglas and State of Kansas of the first part, and Mary L. Bare of the second part,

Witnesseth That the said parties of the first part, in consideration of the sum of Five Hundred 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 her heirs and assigns forever, all that tract and parcel of land situated in the County of Douglas and State of Kansas, described as follows, to wit:

The South half $\frac{1}{2}$ of the North East Quarter $\frac{1}{4}$ of Section No Twelve 121 Township Fifteen 151 Range No Twenty Douglas County Kansas

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said R. H. Pearson and Rosella Pearson do hereby covenant and agree that at the delivery hereof they were 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 Five Hundred Dollars, according to the terms of a certain promissory note this day executed by the said R. H. Pearson and his wife Rosella Pearson to the said party of the second part; payable Three years after date with interest at nine per cent per annum interest to be paid annually

And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, then this conveyance shall become absolute, and the whole sum remaining