

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 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:

Sixty Eight (68) Seventy (70) Seventy Two (72), Seventy Four (74), Baker St. Baldwin City State and County as aforesaid, with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said Leas. S. and Harriet A. Bellows do hereby covenant and agree that at the delivery hereof they are 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 whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of Four Hundred and Fifty Dollars, according to the terms of Two certain notes this day executed by the said parties of the first part to the said party of the second part; payable as follows \$200⁰⁰ on April 1st 1887, and \$250⁰⁰ on April 1-1888 with interest at the rate of 10% payable semi 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 unpaid shall immediately become due and payable, at the option of the holder thereof; 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 waived", and out of all moneys arising from such sale, to retain the amount then unpaid of 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