

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 or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

The North half of the South West quarter of Section Two (2) Township Twelve (12) Range Seventeen (17) with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said C. S. & C. J. Spencer 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.

This Grant is intended as a mortgage, to secure the payment of the sum of Three Hundred \$00 Dollars according to the terms of one certain promissory note this day executed and delivered by the said C. S. and C. J. Spencer to the said party of the second part; payable Three 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, 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 her 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 her 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 overplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part or their heirs and assigns,

In witness whereof, The said parties of the first