

The following is enclosed on the original instrument -
 In consideration of such sum of money as Alexander W. Nichols has loaned to the said party of the second part, I do hereby sell, assign & transfer to
 said party of the second part, his heirs and assigns the within mortgage deed. The Real Estate charged and the premises sold
 and claim hereby secured and conveyed thereunto
 and claim of the said mortgage has been sold to the said party of the second part, his heirs and assigns the within mortgage deed.
 Recorded April 13th 1855 at 6 o'clock P.M. - Alexander W. Nichols Register of Deeds
 April 13th 1855 - in presence of Charles Bennett
 J. A. Gilman

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:

The West half (1/2) of the South West Quarter of Section No Thirty Six (36) Township No Eleven (11) South of Range No Seventeen (17) East of the 6th P.M. - Excepting a tract of about 10 acres sold to John J. Bunce April 20 1856. See Book 46 pg 496 described as follows

The N.E. 1/4 of N.W. 1/4 of S.W. 1/4 East of County Road also excepting Beginning at N.E. corner of S.E. 1/4 of N.W. 1/4 of S.W. 1/4 all sec 36 T11 R17 Th South 3 chs; West 1.53 chs; N 3 chs; E 1.53 ch to beg. also less one acre school lot in S.E. corner of said W 1/2 of S.W. 1/4 sec 36 with the appurtenances and all the estate title and interest of the said part of the first part therein and the said Alexander W. Nichols does hereby covenant and agree that at the delivery hereof he 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 Six Hundred Dollars according to the terms of one certain Bond & Mortgage notes this day executed and delivered by the said Alexander W. Nichols and Lydia Nichols to the said party of the second part; 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, 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 here

This following is enclosed on the original instrument -
 Received of Alexander W. Nichols the within granted Mortgage for the sum of seven hundred & fourteen dollars in full satisfaction of the within Mortgage
 Charles 13 1855
 J. A. Gilman