

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

Lot number Thirty, 1301 in the Town of Vinland in said County of Douglas and State of Kansas, according to the plat of said town on file in the office of the Register of Deeds of said Douglas County

with the appurtenances, and all the estate, title and interest of the said party of the first part therein, and the said Conrad Bicker 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 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 Fifty Six Dollars ^(\$56.00) in one year from date hereof at the Merchants Bank at Lawrence, Kansas, with interest at the rate of Twelve (12) per cent per annum after maturity, payable semiannually according to the terms of his certain promissory note this day executed and delivered by the said Conrad Bicker 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 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