

This Indenture, Made this 4th day of June in the year of our Lord One Thousand Eight hundred and Eighty-six between A.B. Cavaness of in the County of Douglas and State of Kansas of the first part, and Mary M. Ridgeway of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One thousand ^{\$1000} Dollars, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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:

West half of Lot "V" High Street in Baldwin City

with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said A.B. Cavaness 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 One Thousand Dollars, according to the terms of a certain note this day executed by the said A.B. Cavaness to the said party of the second part: said note dated the 5th June 1886 due June 5th 1887 at 6 per cent interest from date

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