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nant and agree that at the delivery hereof she 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 encumbrances except one mortgage of even date for \$118.⁰⁰ in favor of L. B. Brown it being first mortgage.

This grant is intended as a mortgage to secure the payment of the sum of \$110.⁰⁰ according to the terms of one certain note this day executed and delivered by the said Lucy R. Webster to the said part. of the second part: James Howard and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the 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 his executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the cost 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 Lucy R. Webster his and assigns.

Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written

Signed and Delivered

Lucy R. Webster ^{mark}

in presence of

Mary Webster

J. F. Kearnes.

State of Kansas)
County of Douglas) S.S.

Be it remembered, That on this 13 day of Sept. A.D. 1886 before me, W. C. Ralston a Notary Public in and for said County and State came Lucy R. Webster personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written

[L.S.]

W. C. Ralston.