

Lots One Hundred (100) and One Hundred Two (102) on Grove Street Baldwin City, Kansas

with the appurtenances and all the estate, title and interest of the said party of the first part therein

And the said William Mosely 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 Seventy Five Dollars, according to the terms of a certain promissory note this day executed by the said William Mosely to the said party of the second part: Due on or before two years after date and bearing Eight per Cent. This note being for Seventy Five Dollars and payable at the Baldwin City Bank.

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 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 waived", and out of all moneys arising from such sale, to retain the amount then unpaid of 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, and returned to the said William Mosely, his heirs and assigns.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year last above written.

Signed, sealed and Delivered

in presence of

J. P. Presbrey

Charles P. Dues

Witness Mark

William Mosely ^{his} [Seal]

Elizabeth Mosely ^{her} [Seal]