

This Indenture, Made this 6 day of November in the year of our Lord One Thousand, Eight hundred and eighty six, between J. R. and Mary A. Nickum of Baldwin City in the County of Douglas and State of Kansas of the first part, and Sophia Stephens of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of One Hundred and fifty (\$150⁰⁰) Dollars, to them duly paid, 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 her heirs and assigns forever, all that tract and parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

Lot 576 and the vacated streets and alley adjoining same all in Block (90) in the old town of Palmyra vacated, with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said J. R. Nickum & Wife do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances as shown in their deed from Sophia Stephens.

This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred and Fifty (\$150⁰⁰) Dollars, according to the terms of a certain note this day executed by the said parties of the first part to the said party of the second part, and due one year from the date hereof. 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, executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the

The following is returned on the original Indenture
The note secured by within Mortgage having been paid in full
said Mortgage is hereby released. Sophia Stephens
Witnessed February 6th 1888 at 6.35 O'clock P.M.
Grove, Bristol