

This Indenture, Made this 1st day of April in the year of our Lord one thousand eight hundred and eighty seven, between F. Gleason of Lawrence in the County of Douglas and State of Kansas, of the first part, and B. H. Frederick, of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of the sum of Seven hundred, 00/100 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, his 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: Lots number Two (2) Thirteen (13) North half of Three (3) and North half of Twelve (12) All in Block No. Twelve (12) in Babcocks enlarged addition to City of Lawrence.

This Mortgage being given to secure the payment of a portion of the purchase money for above described property with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said F. Gleason does hereby covenant and agree that at the delivery hereof 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.

This Grant is intended as a mortgage to secure the payment of the sum of Seven hundred, 00/100 Dollars according to the terms of two certain promissory notes this day executed and delivered by the said F. Gleason to the said party of the second part: payable 350⁰⁰ in 6 months and 350⁰⁰ in 12 months from date 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

The foregoing being read and the party present having been paid the full value of the mortgage, in money, ready and the same having been exchanged (Witness my hand this 1st day of April 1887)

B. H. Frederick

S. M. of J. Record 2, Aug. 3, 1887