

This Indenture, Made this 23rd day of April A.D. 1837 between J. R. Nickum and Mary A. Nickum his wife of Douglas County, in the State of Kansas of the first part, and Mrs W. A. Inayle of Osage County, in the State of Kansas of the second part:

Witnesseth, that said parties of the first part, in consideration of the sum of Six hundred Dollars, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, all the following described Real Estate, situated in Douglas County, and State of Kansas, to wit:
The East Eighteen (18) feet of Lot "B" High Street Baldwin City Kansas.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in any wise appertaining, forever:

Provided Always, And these presents are upon this express condition, that whereas, said J. R. Nickum and Mary A. Nickum his wife have this day executed and delivered a certain promissory Bond & Coupons in writing to said party of the second part, of which the following is a description.

Bond for \$600 due Apr. 23-88 - bearing Ten per cent Int. according to the tenor of two coupons for Thirty D. & C. each attached. Appraisement waived.

Now, If said party of the first part shall pay or cause to be paid to said party of the second part, her heirs or assigns, said sum of money in the above described Bond mentioned, together with the interest thereon according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid, when the same is due, and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, then the whole of said sum and sums, and interest thereon, shall, and by these presents become due and payable, and said party of the second