

therein, free and clear of all incumbrances whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred Dollars, according to the terms of a certain note this day executed by the said parties of first part to the said party of the second part and due three years 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, 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 costs 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 J. R. Nickum his heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year last above written.

J. R. Nickum (seal)
Mary A. Nickum (seal)

(State of Kansas)
Douglas County) ss.

Be it remembered, That on this 28th day of October A.D. 1886, before me, a Notary Public in and for said County and State, came J. R. Mary A. Nickum husband and wife to me personally known to be the persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

{L.S.} b. S. Hogan
commission expires 26th day of March 1889.

Recorded November 22, 1886 at 9th O'clock A. M.

B. J. Winton Register of Deeds