

ThisIndenture, Made this 28 day of October 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 J. P. Mason of the second part,

Witnesseth, that the said parties of the first part, in consideration of the sum of One Hundred 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 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:

beginning at a stone on the Reserve line, 5.31 chains east of the quarter section post on the west side of section No. 14, Town. 13. Range 20. thence east 40 links to the middle of Spring Branch. thence down said Spring Branch South 15° East 3.75 chains to the middle of Wakarusa River, thence up said stream to a point where the Reserve line crosses said river, thence North along said Reserve line to place of beginning containing $4\frac{20}{100}$ acres with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said J. R. and Mary A. Nickum 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 whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred 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 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