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 or parcel of land situated in the County of Douglas and State of Kansas described as follows, to-wit:

The West Fifty three (53) acres of the North half (½) of the South East quarter (¼) of Section Number Nineteen (19) in Town Number Fourteen (14) of Range Number Eighteen (18) with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Margaret Simmons and John R. Simmons 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.

This Grant is intended as a Mortgage to secure the payment of the sum One Hundred Dollars ($100.00) in one year after date hereof at the National Bank of Lawrence Kansas, with interest at twelve (12) per cent per annum payable semi-annually according to the terms of one certain promissory note this day executed and delivered by the said Margaret Simmons and John R. Simmons to the said party of the second part; and this conveyance shall be void if such payment 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 shall become due and payable, and it shall be lawful for said party of the second part, her 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 her executors, administrators or assigns; and out of all the moneys arising from such sale, to retain the amount then due for 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 parties of the first part or their 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.

Signed, sealed and delivered in presence of
Levi A. Hoane.

Margaret Simmons [seal]
John R. Simmons [seal]

The following is indorsed on the original Instrument—
The note secured by this Mortgage having been paid in full the same is hereby released and the register of deeds is authorized to discharge the same
Witness my hand this 30th day of June 1888
Clara Hoyberg
Register of Deeds

Recorded June 29 AD 1888
Amel Boyle Register of Deeds

For a valuable consideration I hereby release the next half of lot-sixty-seven and the east half of lot three described in the within instrument of mortgage