

county of Douglas & State of Kansas lying north of the Kansas Pacific Railway & west of the Lawrence branch of said Kansas Pacific Railway. Containing thirty three acres (33) of Land more or less. with all the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said Mattie Wagner do hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and seized of a good and indefensible 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 One thousand Dollars (1000\$) according to the terms of a certain promissory note this day executed and delivered by the said Mattie Wagner to the said parties of the second part: for one Thousand Dollars (1000\$) on or before Mch 1/88 with 7 p. cent interest 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 hereon, 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 parties of the second part, their 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 parties of the second part their 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 with the cost and charges of making such sale, and the surplus, if any there be, shall be paid by the parties making such sale, on demand, to the said heirs and assigns.

In Witness Whereof, The said party of the first part, has hereunto set her hand and seal the day and year first above written

Signed and Delivered
in presence of
Geo. B. Edgar.

Mattie Wagner [seal]
James B. Wagner [seal]