

We, James R. Joy and Mary J. Joy, his wife of Douglas County, State of Kansas, first party, for the consideration of \$320⁰⁰ in hand paid, do hereby sell and convey to the Pennsylvania Investment Company, of Kansas City, Missouri, second party, the following-described real estate, situated in the county of Douglas and State of Kansas, to wit: The West half (W¹/₂) of Section No Eight (8) in Township No. Fourteen, South (14) of Range No. Nineteen, east of the 6th P.M. (19) Containing three hundred and twenty acres (320) according to the U. S. Survey thereof, to the same more or less and warrant the title thereto against all persons, and that said lands are free from all incumbrances whatsoever, except as herein stated.

This conveyance to be void upon condition that said first party pay to second party or its assignee three hundred and twenty Dollars in five installments, according to the terms of a promissory note executed by said first party to ^{said} second party, bearing even date herewith, and perform all agreements herein.

This Mortgage is junior and subject to a prior mortgage for \$3200 upon the same real estate in which the Mortgagor, is the same as herein, and it is agreed that if the note secured hereby is not paid at the same time the indebtedness secured by said prior Mortgage is paid, or if said first party fail to perform any or all of the conditions or agreements in said prior Mortgage or in this Mortgage, then the note secured hereby shall become due and payable at once, without notice, at the option of the holder with twelve per cent. interest per annum from the date hereof, and this Mortgage may thereupon be closed.

Appraisement waived at the option of the second party or assignee.

Dated this First day of January, 1887

State of Kansas } ss
Douglas County }

James R. Joy
Mary J. Joy