

Quarter 1/4 of Section No. Thirty Two (32) Township No. 17 North
 (33) South of Range No. Twenty one (21) East of 6th P.M.
 Kansas, Containing Forty (40) Acres, More or less,
 with the appurtenances, and all the estate, title
 and interest of the said parties of the first
 part therein. And the said Parties of the first
 part 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 of Five Hundred, (500)
 Dollars according to the terms of one certain
 promissory note this day executed and delivered
 by the said William Coate 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 the 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
 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 hereby waived or not at the option
 of the party of the second part His executors, adminis-
 trators 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 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 William Coate.
 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 first above written.

Signed and delivered in presence
 of Mary Sheely

William Coate (seal)
 Eunice Coate (seal)