

This Indenture, Made this 1st day of December in the year of our Lord One Thousand Eight Hundred and eighty six between J. R. and Mary A. Kichum husband and wife of Baldwin City in the County of Douglas and State of Kansas of the first part and Cornelia J. Martin of the second part,

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

beginning at a stake in the middle of the east branch of Coal Creek, where the western boundary line of the Shawnee Reserve crosses said branch, in section 35, Township 14 Range 20 E. thence south on said Reserve line 60 rods to stake on bank of run, witness White Oak S. & E. - thence west 46 rods to stake on section line. - thence north 24 rods to rock in middle of said branch of Coal Creek witness Ash R. & S. & E. - thence north 31° east 56 rods 17 links to place of beginning containing 12 acres and 11 rods 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 J. R. and Mary A. Kichum 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 Seventy Dollars according to the terms of a certain note this day executed by the said parties of first part to the said party of the second part. 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