

This Indenture, Made this ninth day of March in the year of our Lord one thousand eight hundred and eighty seven, between Oscar C. Searnard and Mary Searnard his wife of Wakarusa in the bounty of Douglas and State of Kansas, of the first part and B. B. Denman of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of Two Thousand five hundred 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, his heirs and assigns forever, all that tract or parcel of land situated in the bounty of Douglas and State of Kansas, described as follows, to-wit:

The fractional North West Quarter of Section No. Eighteen (18) in Township No. Thirteen (13) of Range No. Twenty (20) East of the 6th principal meridian, containing $15\frac{3}{4}$ acres according to U. S. Government Survey, with all the appurtenances, and all the

estate, title and interest of the said parties of the first part therein. And the said Oscar C. Searnard does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible 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 Two Thousand five hundred Dollars, according to the terms of one certain promissory note this day executed and delivered by the said Oscar C. Searnard to the said party of the second part payable two years after date and bearing interest at seven per cent. per annum, said interest to be paid annually, 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 thereon, 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 party of the second part his executors, administrators and assigns, at any time thereafter, to sell the