

Witnesseth, That the said party of the first part, in consideration of the sum of One Hundred and Ten Dollars, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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 County of Douglas and State of Kansas, described as follows, to-wit:

Lot number One Hundred and Fifteen (115) in Block
number Thirty seven (37) on Illinois Street in the City of
Lawrence County of Douglas and State of Kansas.

with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Frank Nelson 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 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 One Hundred and Ten Dollars (\$110.⁰⁰) in one year after date thereof, with interest at Twelve (12) per cent per annum payable semiannually, both principal and interest payable at the Merchants National Bank of Lawrence, Kans. according to the terms of one certain promissory note this day executed and delivered by the said Frank Nelson 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 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, administrators or assigns; and out of all the