

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:

All of the interest of the said parties of the first part in and to the North eighteen $\frac{2}{100}$ acres of the South West quarter and the South sixty four (64) acres of the North West quarter, both in Section Twelve (12) in Township Twelve (12) of Range Nineteen (19) in said County, said interest being the undivided one seventh part of said real estate, 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 except a certain mortgage held by Gilmore for about \$2160.⁰⁰

This Grant is intended as a Mortgage to secure the payment of the sum of Three hundred dollars on or before March 14th 1888 interest thereon at the rate of Eight per cent per annum according to the terms of one certain promissory note this day executed and delivered by the said Amanda Lewis and W. D. Lewis 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 moneys arising from such sale, 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 parties of the first part their heirs or assigns.

In Witness Whereof. The said parties of the first