

This Indenture, Made this 15th day of March in the year of our Lord One thousand Eight hundred and eighty seven, between Isaac B. Garst and Virginia his wife of Marion Twp. in the County of Douglas and State of Kansas of the first part, and F. M. Curtis of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of One thousand 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 and parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

The South East quarter of Section eighteen (18) in Township fifteen (15) Range eighteen (18) contg. 160 acres more or less, with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Isaac B. Garst 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 incumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of One thousand Dollars, according to the terms of one certain coupon note this day executed by the said Isaac B. Garst to the said party of the second part: payable 5 years after date, with interest at rate of $7\frac{1}{2}$ per cent per annum from date until due - interest payable semi-annually, as evidenced by 10 interest coupons attached to principal note. 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, herein then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof; and it shall be

Rebuck (Assigned Sec. 31 Page 347)