

This Indenture made this first day of April in the year of our Lord one thousand eight hundred and eighty seven, between J. A. Spaulding, J. J. Cadieu and Frank W. Anderson of Lawrence in the county of Douglas and State of Kansas of the first part and C. R. Hoadley of the second part. Witnesseth that the said parties of the first part in consideration of the sum of five hundred dollars to them duly paid the receipt of which is hereby acknowledged, have sold or 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 county of Douglas and State of Kansas described as follows, to wit Lots one (1) and twelve (12) in Block seven (7) Babcock's addition to the city of Lawrence according to the plat of said addition now on file in the office of Register of Deeds said county, 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 lawful 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 five hundred dollars purchase money on the above described land, according to the terms of one certain promissory note this day executed and delivered by the said parties of the first part to the said party of the second part, and his obligation 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 obligation 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 sales to retain the amount then due for principal and interest together with the costs and charges of making such sale, and the surplus if any there be, shall be paid by the party making such sale on demand, to the said parties of the first part or their heirs and assigns.

In witness whereof the said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in
presence of

J. A. Spaulding
J. J. Cadieu
Frank W. Anderson

Dealt
Dealt

State of Kansas
County of Douglas ss.

Be it remembered, that on this 2^d day of April A. D. 1887, before me D. L. Hoadley a Notary Public in & for said

This mortgage is intended as a mortgage to secure the payment of the sum of five hundred dollars purchase money on the above described land, according to the terms of one certain promissory note this day executed and delivered by the said parties of the first part to the said party of the second part, and his obligation 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 obligation 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 sales to retain the amount then due for principal and interest together with the costs and charges of making such sale, and the surplus if any there be, shall be paid by the party making such sale on demand, to the said parties of the first part or their heirs and assigns.