

a good and indefeasible estate of inheritance therein, free and clear of all
 encumbrances except one mortgage of one hundred dollars dated 21st November
 1886. This grant is intended as a mortgage to secure the payment of the sum
 of two hundred and fifty (250) according to the terms of one certain
 promissory note this day executed and delivered by the said parties of the
 first part, and payable in five years, to the said part of the second part.
 from date, with interest at 10 per cent per annum, interest payable annually,
 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 amount shall become due, and pay-
 able, and it shall be lawful for the said part of the second part, executors
 administrators and assigns at any time thereafter to sell the prop-
 erty hereby granted or any part thereof in the manner provided by law
 appraisement hereby waived or not at the option of the part of the second
 part. 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 part making such sale
 on demand to the said heirs and assigns

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

Signed and delivered in
 presence of A. A. Cooper

Margaret Simmons

John R. Simmons

State of Kansas

County of Douglas. } S.S.

Be it remembered that on this 23rd day of February
 A.D. 1887 before me A. A. Cooper a Notary Public in and for the
 said county and state, came Margaret Simmons and John R.
 Simmons her husband, to me personally known to be the same
 person who executed the foregoing instrument and duly ack-
 nowledged the execution of the same.

Witness my hand and official seal
 this 23rd day of February 1887

In witness whereof, I have hereunto set my
 hand and affixed my official seal, on the day
 and year last above written.

A. A. Cooper

Notary Public

My Commission Expires }
 April 24, 1889 }

Recorded April 25, 1887 at 9⁵⁰ o'clock A.M.

B. J. H. H. H.

Register of Deeds