

This Indenture made this 25th day of April in the year of our Lord one thousand eight hundred and eighty seven, between Joseph Griffis and Mary J. Griffis his wife (being of lawful age) of the county of Douglas and State of Kansas of the first part and Edward Russell of Lawrence Kansas of the second part Witnesseth, that the parties of the first part in consideration of the sum of thirteen hundred dollars to them in hand paid, the receipt whereof is hereby acknowledged, have sold and by these presents do grant bargain sell and convey to the said party of the second part his heirs and assigns forever, the following tract or parcel of land situated in the county of Douglas and State of Kansas described as follows, to wit: The South west quarter of Section Sixteen (16) in township fourteen (14) of range twenty (20). The party of the first part reserve the right to pay one hundred dollars or any multiple thereof at any interest payment by giving thirty days written notice thereof - 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; that they have good right to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons.

This grant is intended as a mortgage to secure the payment of the sum of thirteen hundred dollars and interest thereon according to the terms of one certain ^{mortgage} promissory note, and ten interest notes or coupons this day executed by the said parties of the first part, to wit: Note No. 1 for thirteen hundred dollars, due May 1st 1892, all dated April 25, 1887, payable to Edward Russell or order at the Importers & Traders Nat'l Bank, New York City with interest payable semiannually, on the first days of November and May in each year according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said property insured in some approved insurance company payable in case of loss to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security hereto.

Now if such payment be made as herein specified, this mortgage shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum, or any part thereof or any interest thereon, or of said taxes or assessments, as provided, or if default be made in the agreement to insure, then this mortgage shall become absolute, and the whole of said principal and interest shall immediately become due and payable, at the option of the party of the second part; and in case of such default or any sum covenanted to be paid, for the period of ten days, after the same becomes due the said first parties

The following is endorsed on the original instrument -
For value received, I do hereby sell and assign this mortgage
and the note therein described to C. Russell

Edward Russell
Witness my hand and seal this 25th day of April 1887.
C. Russell