

This Indenture, Made this 5th day of May in the year of our Lord one thousand eight hundred and eighty seven, between John B. Nicholas (unmarried) of Lawrence in the County of Douglas and State of Kansas, of the first part, and David Erskine of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of Five Hundred ⁰⁰/₁₀₀ Dollars, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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:

The North East Fractional quarter of Section Two (2) Township Thirteen (13) Range Eighteen (18) (158 ²⁵/₁₀₀ acres)

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said John B. Nicholas 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 encumbrances

This Grant is intended as a Mortgage to secure the payment of the sum of Five Hundred ⁰⁰/₁₀₀ Dollars according to the terms of one certain promissory note this day executed and delivered by the said John B. Nicholas to the said party of the second part: payable two years from date at The National Bank of Lawrence Kansas and this conveyance shall be void if such payments 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 payable, and it shall be lawful for the 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

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