

Lot No. Seventy six (76) on Kentucky st. Lawrence Kansas, less 4 feet of the South side of said lot.
 with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Frank Smelser and Annie, his wif 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 encumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of One hundred and fifty dollars according to the terms of one certain Promissory note this day executed and delivered by the said Frank Smelser and Annie his wif to the said party of the second part: One hundred and fifty Dollars payable at Lawrence Kas. on or before Sept. 28, 1890 with 10% Int. from date int payable semi-annually 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 her 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 her 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 cost and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said Frank Smelser and wif. 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.

Franklin Smelser [seal]

Annie Smelser [seal]

State of Kansas)
 County of Douglas) ss.

Be it Remembered, That on this 27 day of Sept. A.D. 1887 before me, H. G. McShaw a Notary Public in and for said County and State came Frank Smelser and Annie Smelser his wif to me personally known to be the same persons who executed the foregoing