

This Indenture, Made this third day of August in the year of our Lord one thousand eight hundred and eighty seven between W. C. Sisson and Phebe A. Sisson (husband and Wife), of Baldwin City in the County of Douglas and State of Kansas, of the first part and J. R. Nickum 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 and 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:

Ortest one half ($\frac{1}{2}$) of Lots forty three (43) and forty four (44) Sixth (6th) Street Baldwin City

with all 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 encumbrances

This Grant is intended as a Mortgage to secure the payment of the sum of Five hundred dollars according to the terms of one certain promissory note this day executed and delivered by the said W. C. Sisson & Phebe A. Sisson to the said party of the second part: Said note due three years after date and drawing ten per cent. interest per annum from date payable annually according to the tenor of three certain coupon notes attached thereto 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 of all the money 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 surplus, if any there be, shall be paid by the party

The following is endorsed on original instrument:
The within mortgage being fully satisfied is hereby
released this 26 day of July 1893

J. R. Nickum
Recorded July 29. 1893 James Brooks/ Register of Deeds
W. C. Tarmean Deputy