

with the appurtenances and all the estate, title and interest of the said part of the first part therein. And the said Parties of 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.

This Grant is intended as a Mortgage to secure the payment of the sum of Four Hundred and Twenty four (\$424) Dollars, according to the terms of four certain notes this day executed by the said George W. Simpson and wife to the said party of the second part; due as follows: \$100⁰⁰ on Feb. 24, '88, - \$100⁰⁰ on Aug 24 '88, - \$100⁰⁰ on Feb. 24 '89 and \$100⁰⁰ on Aug 24 '89, with 10% interest payable semi 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 if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof; and it shall be lawful for 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 waived"; and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest together with the costs 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 George W. Simpson his heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year last above written.

Geo. W. Simpson [seal]
Lydia C. Simpson [seal]

State of Kansas)
Douglas County } ss.

Be it Remembered, That on this 6th day of August A.D. 1887, before me, a Justice of the Peace in and for said County and State, came Geo. W. Simpson and Lydia C. Simpson to me personally known to be the persons who