

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 except a previous mortgage of (\$1137⁰⁰) eleven hundred and thirty seven dollars.

This Grant is intended as a Mortgage to secure the payment of the sum of Two hundred and ninety and ⁴/₁₀₀ dollars according to the terms of one certain promissory note this day executed and delivered by the said W. P. Peddycord & Mary Peddycord to the said party of the second part: said note payable one year after date drawing interest at the rate of 10% per annum from date until paid, 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 hereon, 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 overplus, if any there be, shall be paid by the party making such sale, on demand, to the said W. P. Peddycord and Mary Peddycord their heirs and assigns.

In Witness Whereof, the said parties of the first part, have hereunto set their hand and seal the day and year first above written.

W. P. Peddycord [seal]
Mary Peddycord [seal]

State of Kansas }
County of Douglas } ss.

Be it Remembered, That on this 27 day of August, A. D. 1887 before me, a Justice of the Peace in and for said County and State came W. P. Peddycord and Mary Peddycord to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.