

Recorded Nov. 7. 1887 at 1¹⁵ O'clock P. M.

B. J. Horton
Register of Deeds
By Eva L. Horton Deputy

This Indenture, Made this First day of October in the year of our Lord one thousand eight hundred and eighty seven between John C. and Bicy C. Wilkerson husband and wife of Glouce in the County of 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 Two hundred and Fifty 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:

The North half (1/2) of Lots Eighty three (83) Eighty five (85) and Eighty seven (87) on Jersey St. in 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 John C. Wilkerson and wife 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 whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of Two hundred and Fifty Dollars according to the terms of a certain note this day executed and delivered by the said Parties of first part to the said party of the second part; 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 executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest,

The following is extracted from original instrument.

In consideration of full pay-

ment of the within mortgage

I hereby release the same this

30 day of August 1890

J. R. Nickum

Recorded Aug 30. 1890 at

15¹⁵ o'clock A. M. James Brooks Register of Deeds

By A. W. Carman Deputy