

Lots 33, 35 and 37 on Chapel St. in Baldwin City.
with the appurtenances and all the estate, title and interest of the
said parties 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 whatsoever.

This Grant is intended as a Mortgage to secure the payment of
the sum of Fifty three and $\frac{2}{100}$ (\$53 $\frac{2}{100}$) Dollars, according to the
terms of a certain note this day executed by the said Parties of first
to the said party of the second part:

And this conveyance shall be void if such payment be made as is
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 or not at option of
second party, 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 Jacob Crosby 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.

Sealed and Delivered in the Presence of

W. Bristow

Jacob Crosby [seal]

Anie Crosby [seal]

State of Kansas

Douglas County } ss.

Be it Remembered, That on this 8th day of
August A.D. 1887, before me, a Justice of the Peace in and for said
County and State, came Jacob Crosby and Anna Crosby to me
personally known to be the persons who executed the foregoing
instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed
my name and affixed my official seal on the day and year