

above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances and he does further expressly waive all benefits of Homestead provided by Section 9, Article 15 of the Constitution of the State of Kansas or any statute in pursuance thereof. This Grant is intended as a Mortgage to secure the payment of the sum of Seven hundred Dollars, according to the terms of one certain prom. note this day executed and delivered by the said W. J. Patterson to the said Gavin Allen payable at The Douglas County Bank Lawrence Kansas as follows to wit: Seven hundred Dollars on the First day of May 1888.

with the interest thereon, 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 the taxes or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole shall become due and payable, 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 hereby waived or not, at the option of the party of the second part his executors, administrators or assigns; and out of all the moneys arising from such sale, to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said W. J. Patterson his heirs or assigns.

In Witness Whereof, The said party of the first part, has hereunto set his hand and seal the day and year last above written.

W. J. Patterson. [seal]

State of Kansas
Douglas County } ss.

Be it Remembered, That on this 29th day of April A. D. 1887 before me a Notary Public in and for said county and State, came W. J. Patterson to me personally known to be the same person who executed the foregoing instrument; and duly acknowl-