

This Indenture, Made this 21st day of April in the year of our Lord one thousand eight hundred and eighty seven between Richard Larpy and Ann Larpy his wife of Clinton in the County of Douglas and State of Kansas of the first part and R. B. Van Boesen of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Six hundred and Eighty Eight 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, her 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 South East quarter of section Number Twenty seven (27) in Township Number Thirteen (13) of Range Number Eighteen (18) One hundred and sixty acres (160a).

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Richard and Ann Larpy 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 except a mortgage of \$1200⁰⁰ to E. M. Sheldon Topeka Kans.

This Grant is intended as a Mortgage to secure the payment of the sum of six hundred and eighty eight (\$688) Dollars, with interest at twelve per cent per annum from date until paid according to the terms of two certain notes executed Feb'y 10/87 and Apl 10/87 and delivered by the said Richard Larpy and Ann Larpy his wife to the said parties of the second part; 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 therein, 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 her 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