

part of lot one (1) in Section thirty (30) same township and range as the last, lying and being north of Brewery Brook, subject however to right of way as used and occupied by the Lawrence & Topeka Railway Company across the first described tracts. Also subject to a mortgage in the sum of \$5.00 dated June 1st 1887, executed & delivered to Wm. J. Towne.

with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Joseph S. Taylor does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except the mortgage above mentioned to William J. Towne.

This Grant is intended as a Mortgage to secure the payment of the sum of Five hundred Dollars, and the interest thereon at the rate of eight per cent per annum according to the terms of one certain promissory note this day executed and delivered by the said Joseph S. Taylor to the said party 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 thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole sum 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 money 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 overplus, if any there be, shall be paid by the party making such sale, on demand, to the said Joseph S. Taylor his heirs and assigns.

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

J. S. Taylor [seal]

State of Kansas
County of Douglas } ss.

Be it Remembered, That on this 5th day of