

This Indenture, Made this first day of July in the year of our Lord, one thousand eight hundred and eighty seven, between James L Sands and Susie E Sands, his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Hiram Hill of Williamsburg State of Massachusetts of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twenty five Hundred 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, 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 half of lot thirty two (32) on Massachusetts Street in the City of Lawrence Kansas with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they were 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.

This Grant is intended as a Mortgage to secure the payment of the sum of twenty five hundred dollars (\$500) according to the terms of a certain promissory note this day executed, and delivered by the said James L Sands and Susie E Sands his wife 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 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, or otherwise.