

Street in the City of Lawrence
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 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.

This Grant is intended as a Mortgage to secure the
payment of the sum of One Hundred Dollars in
three (3) years from date, with interest from date until
paid at the rate of Eight per cent per annum payable
annually according to the terms of a certain promissory
note this day executed and delivered by the said Ande
Wilhelm Modine and 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 as-
signs 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 parties of the first part, their
heirs and assigns.

In Witness Whereof, The said parties of the first
part have hereunto set their hands and seals the
day and year first above written.

Signed and Delivered in Presence of
Wm. J. Sinclair

A. W. Modine [seal]
M. C. Modine [seal]

State of Kansas, Douglas County, ss:

Be it Remembered, That on this 15th