

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 encumbrances save a mortgage of \$3500.00 to one M. B. Moore with \$2000 + over of Collateral notes attached & to be collected & paid on said \$3500 mortgage reduced thereby

This grant is intended as a Mortgage to secure the payment of the sum of Three Hundred Dollars according to the terms of one certain Promissory Note this day executed and delivered by the said Parties of the First Part to the said party of the second part and payable Twelve months after date to the order of E. F. Goodrich at the Merchants National Bank Lawrence, Kans. with 12 per cent interest payable semi-annually from date till paid and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the 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 sales, to retain the amount then due for principal and interest, together with the cost 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 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
Lo. A. Pearis

Max J. Retter [seal]

Margaret E. Retter [seal]

State of Kansas }
County of Douglas } ss.

Be it Remembered, That on this 25th day