

This Indenture, Made this twelfth day of December in the year of our Lord one thousand eight hundred and eighty seven, between Joseph L. Taylor ^(being of lawful age) (widower) of the County of Douglas and State of Kansas, of the first part, and Jannette Ball of Okeechobee in the State of New York of the second part,

Witnesseth, That the party of the first part, in consideration of the sum of One Thousand (\$1000.00) Dollars, to him in hand paid, the receipt whereof is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and convey to the said party of the second part her heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to wit:

The South east quarter ($\frac{1}{4}$) of Section number twenty four (24) Township number twelve (12) South, and range number nineteen (19) East of the Sixth Principal Meridian, Containing one hundred and sixty acres more or less, Less however, the right of way as now occupied and used by the Lawrence and Topeka (now the Atchinson and Topeka) railway company and successors.

with the appurtenances and all the estate, title and interest of the said party of the first part therein above granted, and the said Joseph L. Taylor hereby covenants that he is seized of a good and indefeasible estate of inheritance therein; that he has good right to sell and convey said premises, subject however to a prior mortgages for \$1000 dated respectively June 1st and July 5th 1887.

This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars according to the terms of one certain mortgage note this day executed by the said Joseph L. Taylor, with 5 interest coupons attached all dated December 12th 1887, payable to Jannette Ball or order, at the Merchants National Bank in Lawrence, Kansas, with New York Exchange.

Now, If such payment be made as herein specified, this conveyance shall be void, and shall be released upon demand of the party of the first part. But if default be made in the payments of said principal sum, or any part thereof, or any interest thereon, or in the taxes or assessments, or if default be made in the payments upon the first mortgage or any agreement therein, then this conveyance shall become