

acknowledged, hath sold and by these presents doth grant, bargain, sell and mortgage to the said party of the second part, his 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:

Part of the North East quarter ($\frac{1}{4}$) of Section number 31, in Township 12, of Range 20. Better known as follows: Commencing at the South West corner of Lot number 55 on Delaware Street in the City of Lawrence, thence running East 117 feet, thence North 50 feet, thence West 81 feet, thence South 50 feet to intersect first line with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the First Part doth 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 encumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of One hundred and Sixty Five Dollars according to the terms of a certain Promissory Note this day executed and delivered by the said Party of the First Part to the said party of the second part and payable Three years after date to the order of Dr. R. Williams at Douglas County Bank, Lawrence, Kansas with ten per cent. interest per annum 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 surplus, if any there be, shall be paid by the party making such

The following is endorsed on the original instrument
Rec'd from Hugh Blair the sum of Two hundred and four & 20/100 dollars
this 23rd November 1891 in full payment of the note secured by this
Mortgage and in full satisfaction of this mortgage
J. R. Williams
Recorded October 27th 1892
M. W. Woods