

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 ten (10) on Massachusetts Street Lawrence, Douglas County, Kansas with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said J. B. McIlravy (single) does 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 incumbrances except a certain Mortgage of \$3000, with 7% int. which runs nearly $4\frac{1}{2}$ yrs which is a first mortgage

This Grant is intended as a Mortgage to secure the payment of the sum of Three Thousand Dollars according to the terms of Three certain promissory notes this day executed and delivered by the said J. B. McIlravy 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 her 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 her executors, administrators or assigns; and out of all the moneys arising from such sales, 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 J. B. McIlravy his heirs and assigns.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

J. B. McIlravy [seal]

State of Kansas }
County of Douglas } ss.

Be it Remembered, That on this 24 day