

title and interest of the said parties of the first part therein. And the said Julia Olston and L. H. Olston 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, except as aforesaid all of which is to be paid by said first party.

This Grant is intended as a Mortgage to secure the payment of the sum of Six hundred Dollars it being a part of the purchase money due and unpaid, for the above described premises, in four years from date hereof with interest at the rate of Eight per cent per annum, payable semi-annually, all payable at The National Bank of Lawrence, Kans., according to the terms of one certain promissory note this day executed and delivered by the said Julia Olston and L. H. Olston 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 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 sale, to retain the amount then due for principal and interest, together with the costs 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 or 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 last above written.

Signed, sealed and delivered

in presence of

Levi A. Doane

Mrs Julia Olston [seal]

L. H. Olston [seal]