

West Lawrence in the city of Lawrence in said County and State, according to Plat thereof, with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Frank Nelson 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 incumbrances of any and every kind whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of One hundred and fifty Dollars according to the terms of a certain promissory note this day executed and delivered by the said Frank Nelson 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 party of the first part his heirs and assigns.

In Witness Whereof, The said party of the first part hath hereunto set his hand this 30th day of January in the year of our Lord eighteen hundred and eighty eight.

Signed, sealed and delivered in
Presence of Hugh Blair

Frank Nelson (Seal)

State of Kansas } ss.
County of Douglas }

Be it Remembered, That on this 30th day of January A.D. 1888, before me Hugh Blair a Notary Public