

State of Kansas, described as follows, to wit:

The South sixty (60) acres of the East half ($\frac{1}{2}$) of the North East quarter ($\frac{1}{4}$) Section Twelve (12) Township Thirteen (13) Range Twenty (20) with the appurtenances, and all the estate title and interest of the said parties of the first part therein. And the said Fred Ott & Clara his wife 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 a mortgage of \$1500 - given to Hugh Blair of Lawrence. This Grant is intended as a mortgage to secure the payment of the sum of Four Hundred and forty two 44/100 Dollars according to the terms of three certain notes this day executed and delivered by the said Fred Ott & Clara his wife 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, and 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 moneys 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 Fred Ott and Clara his wife or their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands this 14th day of January in the year of our Lord eighteen hundred and eighty eight

Fred Ott (seal)
Clara Ott (seal)