

This Indenture, Made this 2nd day of January in the year of our Lord one thousand eight hundred and eighty eight, between Jacob Ulrich and Mary A Ulrich his wife (being of lawful age) of the County of Douglas, and State of Kansas, of the first part, and Edward Russell, Lawrence, Kansas, of the second part, witnesseth, That the parties of the first part, in consideration of the sum of Seven hundred and fifty Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas & State of Kansas, described as follows, to-wit: Commencing at the South East corner of the North East quarter of Section sixteen (16) in Township fourteen (14) of Range nineteen (19) West 160 rods thence North 160 rods, thence East 110 rods, thence South 64 rods, thence East 50 rods, thence South with East line of said quarter Section to the Beginning. The grantors reserve the right to pay \$100, or any multiple thereof at the end of one year or any interest payment thereafter with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, & seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances; that they have good right to sell and convey said premises, and that they will warrant & defend the same against the lawful claim of all persons.

This Grant is intended as a mortgage to secure the payment of the sum of Seven hundred & fifty Dollars, and interest thereon, according to the terms of one certain mortgage note and ten interest notes or coupons, this day executed by the said Parties of the first part to wit; Note No. 1, for Seven hundred & fifty Dollars, due January 1st, 1893. all dated Jan'y. 2^d 1888, payable to Edward Russell, or order, at the Importers & Traders National Bank, New York City, N. Y., with interest payable semi-annually on the first days of July and January in each year according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said property insured for & in some approved Insurance Company, payable in case of loss to the mortgage or assigns. &c