

these presents does grant, bargain, sell and mortgage to the said party of the second part, his heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

The West half (2) of North West Quarter (4) of Section No Eight (8) in Township No Twelve (12) South of Range No Nineteen (19) East of the 6th P. M. Kansas. 80 acres more or less with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Ann Roberts does hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and seised of a good and indefeasible estate of inheritance therein free and clear of all encumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of Two Hundred & Sixty (\$260) Dollars according to the terms of one certain note this day executed and delivered by the said Ann Roberts to the said party of the second part, payable in three years after date with interest at 8 per cent per annum payable annually and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the 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 sales, to retain the amount then due for principal and interest, together with the cost 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 Ann Roberts her heirs and assigns.

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

Signed & delivered in presence of

Ann ^{her} Roberts [seal]
mark

P. W. Wallace

D. S. Steele

State of Kansas } 33.
County of Douglas }

Be it Remembered, That on this 10 day of February AD 1888 before me, D. S. Steele a Notary Public in and for said County and State came Ann Roberts who declares herself an unmarried woman to me personally known to be the same person who executed the foregoing instrument, & duly acknowledged the execution of the same.

The following are endorsed on the original in instrument.

Feb. the 14-1888.

\$172.80 Received of Henry Collins, Comptroller, Kansas for Ann Roberts the within named mortgage the sum of one hundred and seventy two and 80/100 Dollars in full satisfaction of the within mortgage.

H. D. Reed.

Recorded February 14, 1888. By John H. Roberts, Register of Deeds, By John H. Roberts, Deputy.