

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, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances except a balance of Two Hundred fifty Dollars of purchase money.

This Grant is intended as a Mortgage to secure the payment of the sum of Eighty Five dollars according to the terms of one certain promissory note this day executed and delivered by the said W. S. Blaker & E. W. Blaker his father to the said part 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 & 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 money 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 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 this Sixth day of March, in the year of our Lord eighteen hundred and eighty eight.

Signed, Sealed & Delivered in Presence of

W. S. Blaker [seal]

Julius Herold

Emma Blaker [seal]

State of Missouri

County of Jackson } ss

Be it Remembered, That on this 8th day of March, A. D. 1888 before me, Henry T. Hovelman a Notary Public in and for said County and State came W. S. Blaker and his wife Emma Blaker to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

H. T. Hovelman

H. T. Hovelman

My Commission Expires May 28 1888

Notary Public.

Jackson County Mo.

Recorded March 10. 1888 at 4th o'clock P.M.

James Brooks
Register of Deeds