

partenances and all the estate, title and interest of the said parties of the first part therein. And the said J. E. McCoy and P. T. McCoy 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, but this Mortgage is subsequent to claims of the New England Trust Co. for ninety three hundred & fifty three $\frac{3}{4}$ Dollars.

This Grant is intended as a Mortgage to secure the payment of the sum of Seven Thousand Dollars according to the terms of one certain promissory note this day executed and delivered by the said J. E. McCoy & P. T. McCoy to the said parties 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 thereon, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said parties of the second part, their executors, administrators & 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 parties of the second part, their executors, administrators or assigns; and out of all the money arising from such sale to retain the amount then due for principal and interest, together with the costs & charges of making such sale, and the surplus, if any there be, shall be paid by the parties making such sale, on demand, to the said J. E. McCoy his heirs & assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands & seals the day & year first above written.

J. E. McCoy [seal]
P. T. McCoy [seal]

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 31 day of March, A.D. 1888 before me Harry Rankin a Notary Public in and for said County & State, came J. E. McCoy & P. T. McCoy his wife to me personally known to be the same persons who executed the foregoing instrument & duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day & year last above written
[Signature] Harry Rankin

My commission expires Mch 8-1892

Recorded April 4, 1888 at 10²⁰ o'clock A.M.

James Brooks Register of Deeds.