

And the said Rhoda M. Sibley does hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and seized 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 ⁰⁰/₁₀₀ Dollars according to the terms of One certain promissory note this day executed ^{as} delivered by the said Rhoda M. Sibley to the said party of the second part: payable Two years from date at the National Bank of Lawrence Kansas with interest at the rate of Nine percent 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 moneys arising from such sales, to retain the amount then due for principal ^{as} 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 Rhoda M. Sibley, her heirs and assigns.

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

Rhoda M. Sibley [Seal]

State of Kansas
County of Douglas } ss.

Be it Remembered, That on this 12th day of April, A.D. 1888 before me, Alfred Whitman a Notary Public in and for said County and State came Rhoda M. Sibley (unmarried) to me personally known to be the same person 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