

Witnesseth, That the said party of the first part, in consideration of the sum of Two hundred Dollars to her duly paid, the receipt of which is hereby acknowledged, have sold and by these presents doth 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 South West forty acres of the South East quarter of Section No eleven (11) of Range Seventeen (17) in Town fourteen (14) with all the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Ann Benson does hereby covenant and agree that at the delivery hereof she was 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 dollars according to the terms of one certain Note this day executed and delivered by the said Ann Benson to the said party of the second part: 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 of 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, a praesentment 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 thereof 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 Benson or her heirs and assigns.

And Witnesseth, That the said party of the first part, has hereunto set her mark & seal the day & year first above written.

Signed & delivered in presence of

Ann Benson [seal]

Morton Benson

State of Kansas

County of Douglas ss.

Be it Remembered, That on this 27 day of April A.D. 1888 before