

This Indenture, Made this 6<sup>th</sup> day of August in the year of our Lord one thousand eight hundred and eighty eight between Clemmie Pearson and S. W. Pearson her husband of Palmyra T<sup>n</sup> in the County of Douglas and State of Kansas, of the first part. <sup>and</sup> W. C. Howard of the same T<sup>n</sup> Co. & State of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of five hundred Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do 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 six (6) acres of the South West Quarter of the South West Quarter of the North West Quarter of Section four (4) Township Fifteen (15) Range twenty (20) with the appurtenances and all the estate, title and interest of the said parties of the first part therein. 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, & seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same against all claims whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of five hundred Dollars, due and payable in five years from date thereof, with interest thereon from August 6<sup>th</sup> 1888 at ten per cent per annum, according to the terms of one certain promissory note with interest coupon attached this day executed and delivered by said Clemmie Pearson & S. W. Pearson her husband to the said party of the second part; and this conveyance shall be void if such payment be made as in said note and in this instrument specified.

And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon and to keep the buildings erected and to be erected on said premises insured in favor of the second party or his assigns, in the sum of six hundred Dollars in some responsible insurance company authorized to do business in the State of Kansas in default whereof said party of the second part may pay such taxes, and any penalties <sup>as</sup> costs which may have accrued thereon, and as will effect-

All of foregoing instrument on the Original & the Duplicate  
 There is that this Mortgage was given to secure of fully paid, and the Register of Deeds of Douglas Co. Kansas  
 will discharge the same with the Books forward of said Co.  
 Dec. 28, 1888.

W. C. Howard.

Recorded Dec. 29, 1888 at 4:50 o'clock A. M. James Brooks, Register of Deeds

A. W. Coonroe, Deputy