

Thence South fifty Rods (50) Thence West One hundred and fifty Rods (150) Thence North fifty Rods (50) Thence East on the North line of said Quarter Section, One hundred and fifty Rods (150) to the place of beginning containing fifty acres (50) more or less with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said Susan Annette ^{Ditcher} ~~Ditcher~~ her husband do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of Six hundred and fifty Dollars, according to the terms of One certain Promissory Note this day executed by the said Susan Annette Ditcher to the said party of the second part Payable at First National Bank of Lawrence Kansas Nine years after date, with Ten per cent interest per annum interest payable annually.

And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof, and it shall be lawful for 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, "after a sale without notice" and out of all money arising from such sale, to retain the amount then unpaid of 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 Susan Annette Ditcher her heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year last above written

signed, sealed and delivered in presence of

Robert D. Oak

State of Kansas.

Franklin County, ss.

Susan Annette Ditcher (Seal)

W. H. Ditcher

(Seal)

Be it Remembered, That on this 21st day of November A.D. 1893 before me, a Notary Public in and for said County and State came Susan Annette Ditcher & W. H. Ditcher her husband to me personally known

The following is indorsed on the original instrument:
\$250 - Nov-28 1891 Received of D. F. Hackett the within named mortgage for the sum of Two hundred and fifty Dollars in full satisfaction of the within mortgage.
D. F. Hackett