

Section Eleven Township Fifteen, Range Nineteen (N $\frac{1}{2}$ of N W $\frac{1}{4}$, S 11 T 15, R 19) containing Eighty Acres (80) more or less. The following appears on the margin of the instrument here recorded: (The Makers of this mortgage have the privilege of paying any or all the principal on the notes secured by this mortgage at any regular interest payment) with the appurtenances, and all the estate title and interest of the said parties of the first part therein. And the said David Steckman and Ellen Steckman his wife 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, free and clear of all encumbrances excepting that there exists a mortgage of Eight hundred dollars, with interest, the payment of which the grantors herein agree to assume.

This grant is intended as a Mortgage to secure the payment of the sum of Four hundred Dollars according to the terms of One certain Coupon Mortgage Note this day executed by the said David Steckman and Ellen Steckman to the said party of the second part bearing date March 1st 1890. Payable to the order of said Abigail Benjamin six years after date, at her Residence Douglas Co. Kans. with interest at the rate of Eight per cent per annum payable annually, on the first day of March of each year, and Ten per cent per annum after maturity until paid interest being shown by interest notes or coupons attached to said Principal Note of same date.

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 becomes 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 the said party of the second part here executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, "appraisedment used" and out of all money arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs 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 David Steckman and Ellen Steckman their heirs and assigns.

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

Signed, sealed & delivered in the presence of
(Robert Doak wit to mark)

David Steckman

[seal]

Ellen ^{her} Steckman

mark

[seal]