

Witnesseth, That the said party of the first part, in consideration of the sum of Twenty seven + $\frac{5}{100}$ (\$27.50) Dollars to her duly paid the receipt of which is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and mortgage to the said party of the second part her 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: Lot number Ten (10) Block number Twenty one (21) in Lincoln's addition to the City of Lawrence with the appurtenances, and all the estate title and interest of the said party of the first part therein. And the said party of the first part 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 incumbrances, and that she 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 Twenty seven + $\frac{5}{100}$ (\$27.50) Dollars, due and payable in one year from date thereof, with interest thereon from date at ten percent per annum, according to the terms of one certain promissory note this day executed and delivered by said Sarah E. Vandusen 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 party of the first part hereby agrees to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, in default whereof said party of the second part may pay such taxes and any penalties and costs which may have accrued thereon, and as will effect such insurance at the expense of said first party, and such taxes penalties costs and insurance shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of twelve percent per annum. But if default be made in the payment of said note, or any part thereof, or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said note and the interest thereon, and all taxes and insurance paid by said second party or her assigns, become and be due and payable, or not, at the option of said second party or assigns, said option to be exercised without any notice whatever; And it shall be lawful for the party of the second part her executors, administrators, or 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, her executors, administrators or assigns, and out of all the money arising from such sale, to retain

In consideration of full payment of the sum of \$27.50
I hereby release the same to