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: Lot No. Seventy Three (73) Vermont Street in Lawrence Douglas Co. Kansas, with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Olof L. Nelson and Emma Nelson do hereby covenant and agree that at the delivery hereof they the lawful owners of the premises above granted and 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, according to the terms of One certain promissory note this day executed by the said Olof L. Nelson and Nelson to the said party of the second part. Said note being given for the sum of Five Hundred Dollars dated May 1st 1890 due and payable in Five years from date thereof with interest thereon from the date thereof until paid according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee in the sum of Five Hundred Dollars in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 percent per annum. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the 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, appraisement hereby waived or not at the option of the party of the second part his executors, adminis-

The following is indorsed on the original instrument
The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created discharged. As witness my hand this 23rd day of April A.D. 1895
Charles A. Rollins
State of Mass. Suffolk County
Personally appeared before me a Justice of the Peace in and for said County & State Charles A Rollins to me known & duly acknowledged the same to be his free act & deed before me
David H. Blaney
Justice of the Peace
Recorded May 1st 1895
[illegible] Burke
Register of Deeds