Witnesseth, That the party of the first part, in consideration of the sum of Fifteen Dollars, to him in hand paid, the receipt whereof is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and convey to the said party of the second part his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to wit: The East half of the South east quarter of Section Eight (8) in Township Thirteen (13) of Range Eighteen (18) 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 he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein; that he has good right to sell and convey said premises, subject however to a prior mortgage for $500.00 of this date, made to Edward Russell

This Grant is intended as a Mortgage to secure the payment of the sum of Fifteen Dollars, according to the terms of three certain mortgage notes this day executed by the said Peter Salverda all dated June 30, 1890, payable to Russell & Metcalf or order, at the Importers and Traders National Bank, in New York City.

Now, If such payment be made as herein specified, this conveyance shall be void, and shall be released upon demand of the party of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or in the taxes or assessments, or if default be made in the payments upon the first mortgage or any agreement therein, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part and in case of such default of any sum covenanted to be paid for the period of ten days after the same becomes due, the said first part is agree to pay to said second party and his assigns, interest at the rate of 10 per cent. per annum computed annually on said notes from the date thereof to the time when the money shall be actually paid, and any payment made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be and not exceed the legal rate of 10 per cent; but the party of the the second part may pay any unpaid taxes charged against said property, or may pay the interest coupons upon the first mortgage, and may pay for any insurance required under the first mortgage, and may recover for all such, with interest at ten per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part his executors, administrators and assigns, at any time

The following is indorsed on the original instrument
The note herein described having been paid in full the mortgage
is hereby released and the Lien thereby created discharged
Witness my hand. this 24 day of Nov 1891
Edward Russell

Recorded December 3rd 1891
James Brooks
Register of Deeds