

This Indenture, Made this eighteenth day of April in the year of our Lord one thousand eight hundred and ninety one between Nancy O Nutt a widow (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Catharine M Candles of Pennsylvania of the second part,

Witnesseth, That the party of the first part, in consideration of the sum of five hundred and one thousand (\$1500) Dollars, to her 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 her heirs and assigns forever, the following tracts or parcels of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: The Northeast quarter of Section Eighteen (18) and 23 1/2 rods off South Side of Southeast quarter of Section Seven (7) all in Township Fourteen of Range Twenty (20). Conditioned that when the Certificate of Deposit #5021 of State Bank of Phillipsburg Kansas for \$1000, payable nine months after date thereof is paid all that portion of land herein described which lies west of the highway running north and south through the farm (provided said land equals 90 acres) and if not, then on the payment of said Certificate of deposit the west half of said tract or the portion west of the highway shall be released of record from this lien 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; that she has good right to sell and convey said premises, and that she will warrant and defend the same against the lawful claim of all persons.

This Grant is intended as a mortgage to secure the payment of the sum of fifteen hundred Dollars, and interest thereon, according to the terms of one certain mortgage note and 5 interest notes or coupons, this day executed by the said Nancy O Nutt and the certificate of deposit above set forth of \$1000.00 to wit:

Note No. 1, for five hundred Dollars, due May 1st, 1896 for the mortgage reserves the right to pay \$500.00 at any time upon the note and 1000 Dollars due Dec. 12th 1891 in Certificate of deposit. Said note dated April 18, 1891, payable to Catharine M Candles or order, at the Lawrence National Bank of Lawrence Kansas with interest payable annually on the first day of May in each year, according to coupons attached to said note. The party of the first part further agrees that she will pay all taxes and assessments upon the said premises before they shall become delinquent.

Now if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the party of the first part.