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My Commission Expires June 3. 1896.

Recorded Feb. 16. 1893 at 4:20 o'clock P.M.

G. H. Coffin

Notary Public

James Brooks

Register of Deeds

This Indenture, Made this 14th day of February in the year of our Lord One Thousand Eight Hundred and Ninety three between James S. Kingie and Mary L. Kingie of Marion Twp. in the County of Douglas and State of Kansas of the first part, and Albert Woodcock of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Eight Hundred Dollars, to them duly paid, the receipt of which is here by acknowledged, have sold, and by these presents do grant, bargain, 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: The North half of the South East quarter of Section Three (3) Township Fifteen (15) South of Range Eighteen (18) East containing Eighty (80) acres more or less with the appurtenances, and all the estate, title and interest of the said parties of the first part therein and the said James S. Kingie 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, free and clear of all encumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of Eight Hundred Dollars, according to the terms of one certain Coupon Bond this day executed by the said parties of the first part to the said party of the second part, due March 1, 1898 with ten coupons thereto attached, payable on the first day of March - September in each year, with interest on said bond and coupons after the same shall become due at the rate of ten per cent per annum, provided said note may be paid off March 1, 1896 or at the end of any year thereafter. 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 become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, 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, his executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the

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