

State of Kansas, described as follows to wit. Beginning at a stone on quarter section line nine chains and sixty six links east of the southwest corner of the north east fractional quarter of section thirty two, township number twelve south range 20 east; thence north 44 chains to the Kansas River; thence North 63 degrees west four chains + $\frac{47}{100}$ to a stone on bank of Kansas River, thence south 26 chains to a stone in quarter section line thence east on said line four chains to place of beginning, containing ten (10) acres more or less with the appurtenances, and all the estate, title and interest of the said part of the first part therein, and the said Park Kitzel 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 incumbrances and he does further expressly waive all benefits of Homestead provided by Section 9, Article 15 of the Constitution of the State of Kansas or any statute in pursuance thereof. This Grant is intended as a Mortgage to secure the payment of the sum of Four Hundred Dollars, according to the terms of one certain note this day executed and delivered by the said Park Kitzel to the said M. G. Bowersock payable at Lawrence Kansas as follows, to wit. Four Hundred dollars on or before the 29th day of Jan'y, 1896. with the interest thereon, semi annually to the said party of the second part. 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 the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said party of the second part, her 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 her executors, administrators or assigns, and out of all the moneys arising from such sale, to retain the amount then due for principal and interest together with the costs and charges of making such sale, and reasonable attorneys fee for foreclosure of this mortgage, the said fee to be due and payable on filing petition for foreclosure, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said Park Kitzel his heirs or assigns.

In Witness Whereof, The said party of the first part, has hereunto set his hand and seal the day and year last above written.

Signed, sealed & Delivered in the presence of

J. M. Turner

Park Kitzel

WAB

State of Kansas }
Douglas County } ss.

Be It Remembered, That on this 9 day of March A.D. 1894 before me, a