

premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances. There has been paid \$140.00 in installments of \$5.00 each on the note herein described and the further sum of \$75.00 this day paid on said notes.

This grant is intended as a Mortgage to secure the payment of the sum of Four hundred (\$400) dollars, due and payable in 1.5 and 4 years from date thereof with interest from date at 7% per annum according to the terms of four (4) certain promissory notes executed and delivered by the said S. L. McKingie and Ada L. McKingie (wif) to the said party of the second part, the interest thereon having been paid to May 5th 1892; And this conveyance shall be void if such payment be made as in said notes and in this instrument specified. Said notes are to be paid in installments of \$8.00 per month from this date. The said \$400.00 is for purchase money, and the said parties of the first part agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, and to keep the buildings erected and to be erected on said premises, insured in favor of the said 2nd party or her assigns in the sum of \$400.00 in some responsible insurance company authorized to do business in the state of Kansas, in default whereof said party of the 2nd part may pay such taxes and any penalties and costs which may have accrued thereon and as will effect such insurance, at the expense of said first parties, and such taxes, penalties, costs and insurance shall from the date of payment be an additional lien under this mortgage on said above described premises and shall bear interest at the rate of ten (10) % per annum. But if default be made in the payment of said notes or any part thereof, or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute and the whole amount specified in said notes and the interest thereon and all taxes and insurance paid by said second party or assigns, said option to be exercised without any notice whatever; and it shall be lawful for the party of the second part, her executors, administrators or 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 according to the provisions of this instrument, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said S. L. McKingie his heirs and assigns.

In Witness Whereof. The said parties of the first part have hereunto set