

This Grant is intended as a Mortgage to secure the payment of the sum of (\$1300.00) Thirteen hundred Dollars, according to the terms of two certain promissory notes this day executed by the said L. J. Calvin and Eliza J. Calvin to the said party of the second part:

First a note for \$300.00 payable on or before six months from date.

Second a note for \$1000.00 payable on or before two years from date at the First National Bank of Ottawa Kansas with interest payable semi-annually at the rate of ten percent per annum. 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, on the said prior Mortgage, 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 become due and payable; and it shall be lawful for the said party of the second part, its successors and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale, and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said L. J. Calvin and Eliza J. Calvin their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year above written. - January 11, 1896.

Dealed and Delivered in the Presence of

L. J. Calvin (Seal)

Eliza J. Calvin (Seal)

State of Kansas }
County of Franklin } ss.

Be it Remembered, That on this 11th day of January A. D. 1896 before me a Notary Public in and for said County and State, came L. J. Calvin and Eliza J. Calvin husband and wife to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name, and affixed my official seal on the day and year last above written.

L. B.

B. B. McQuinn

Notary Public

Commission Expires Oct. 19, 1899.

Recorded January 14, 1896 at 5⁴⁰ o'clock A.M.

James Brooks
Register of Deeds