

This Indenture, Made this 7 day of May in the year of our Lord one thousand eight hundred and ninety seven between Jessie D. Rosebaugh, single, Addie Rosebaugh, single, Eva H. Rosebaugh, single, of Wellsville in the County of Franklin and State of Kansas of the first part, and J. B. O'Neil of the second part.

Witnesseth, This the said parties of the first part, in consideration of the sum of Six Hundred Dollars, to them duly paid, the receipt of which is hereby 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 and described as follows, to-wit:

The South West quarter (S. W. 1/4) of Section Six (6) Township Fifteen (15) of Range Twenty One (21) with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners 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 Six hundred Dollars, according to the terms of one certain promissory coupon note this day executed by the said parties of the first part 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 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 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 overplus, if any there be, shall be paid by the party making making such sale, on demand, to the said parties of the first part their heirs and assigns.