

This Indenture, Made this First day of February A. D. 1898, between
John Gruan (an unmarried man)
 of Douglas County, in the State of Kansas of the first part, and
William Leamer
 of Douglas County, in the State of Kansas of the second part:

Witnesseth, That said part 1 of the first part, in consideration of the sum of
Two Hundred and Ninety AND no 100 DOLLARS,
 the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said part 1 of
 the second part, his heirs and assigns, all the following described REAL ESTATE, situated in
 Douglas County, and State of Kansas, to-wit:—

Begin at a point twenty three rods and seven feet East of the South
west corner of the South East quarter of Section thirty four in Township
Eleven Range 18 and running thence East twelve rods and four feet
thence North eight rods and nine feet thence west twelve rods and four feet
thence South eight rods and nine feet to place of beginning in the South
east quarter of Section thirty four Township Eleven range Eighteen

To Have and to Hold the Same, Together with all and singular the tenements, hereditaments and
 appurtenances thereunto belonging, or in anywise appertaining, forever:—

Provided, Always, And these presents are upon this expressed condition, that whereas said

John Gruan
 has this day executed and delivered one certain promissory note in writing to said part 1 of the second part,
 of which the following copy: of even date herewith calling for two hundred and
Ninety Dollars due three years after date payable to the order of William
Leamer With interest from date at the rate of eight per cent per annum

Now, If said part 1 of the first part shall pay or cause to be paid to said part 1 of the second part, his heirs
 or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the
 terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force
 and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid, when the same is due,
 and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part
 thereof are not paid when the same are by law made due and payable, then the whole of said sum and sums, and interest thereon,
 shall, and by these presents become due and payable, and said part 1 of the second part shall be entitled to the possession of
 said premises.

In Witness Whereof, The said part 1 of the first part has hereunto set his hand
 the day and year first above written.

John Gruan

STATE OF KANSAS, } SS:
Douglas County,

Be it Remembered, That on this First day of February A. D. 1898, before me the
 undersigned, a Notary Public in and for the County and State aforesaid, came

John Gruan (an unmarried man)

who is personally known to me to be the same person who executed the within instru-
 ment of writing, and such person then duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand, and affixed my Official
 Seal, the day and year last above written.

J. H. Bonebrake Notary Public.

Recorded Feb 5th A. D. 1898, at 9 o'clock A. M.

J. H. Bonebrake Register of Deeds.