

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 five hundred and fifty dollars, according to the terms of one certain mortgage bond this day executed by the said Henry Kirchner and Augusta Kirchner to said parties of the second part due in five years with six per cent annual interest. Principal and interest draw ten per cent interest after maturity. 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 parties of the second part or 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 such sale, on demand, to the said first parties or heirs and assigns. In witness whereof, the said parties of the first part have hereto set their hands and seals the day and year last above written.

Henry Kirchner (seal)
Augusta Kirchner (seal)

State of Kansas

ss.

County of Franklin Be it remembered that on this 7th day of January A.D. 1902, before me, a Notary Public in and for said County and State, came Henry Kirchner and Augusta Kirchner to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged