

This Indenture made this 5th day of June in the year of our Lord
 one thousand nine hundred and two, between George S. Jeffries
 and Florence Jeffries, husband and wife, the County of Douglas
 and State of Kansas, of the first part, and Howard Hamler
 of the second part; Witnesseth, that the said parties of the first
 part, in consideration of the sum of Fifteen hundred
 Dollars, to them duly paid, the receipt of which is hereby acknow-
 ledged, 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 those tracts or parcels of land situated in
 the County of Douglas and State of Kansas, described as follows,
 to wit: The north half of the north east quarter of section Four (4)
 Township Thirteen (13) Range Nineteen (19) east of 6th P.M. Also Part of
 south east quarter of section Thirty (33) three, Township Twelve (12)
 Range nineteen (19) E. of 6th P.M. viz: Beginning on the south line of
 said quarter section three and $\frac{28}{100}$ chains west of the south east corner
 thereof, thence north seventy three degrees (73°) west nine and $\frac{40}{100}$ chains;
 thence south eighty four degrees west (84°) two and $\frac{46}{100}$ chains; thence
 south fifty nine and one half degrees west (59½°) eleven and $\frac{30}{100}$ chains
 to the section line; thence east (28°) twenty eight and fifty one
 hundredths chains to the place of beginning, 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 incumbrances, and that they
 will warrant and defend the same against all claims
 whatsoever. This grant is intended as a mortgage to secure
 the payment of the sum of Fifteen hundred Dollars, due
 and payable in five years from date thereof, with interest
 thereon from date at six percent per annum, according to
 the terms of one certain promissory note this day executed
 and delivered by said parties of the first part given for a
 part of the purchase money for said premises, to the said
 party of the second part, and this conveyance shall be
 void if such payment be made as in said note and in
 this instrument specified. And the said parties of the
 first part hereby 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

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