

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 Dollars, according to the terms of one certain coupon bond this day executed by the said parties of the first part to the said party of the second part due September 1-1907 with ten coupons thereto attached payable semi-annually on the first day of March and September in each year with interest on said bond and coupons after the same shall become due at ten per cent: Provided however \$100. or any multiple thereof may be paid Sept 1-1903 or any interest payment thereafter. 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; 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 such sale, on demand, to the said James W. Jeffries - his heirs and assigns. In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year last above written.

James W. Jeffries (seal)

Sarah W. Jeffries (seal)

State of Kansas, } 32.
County of Franklin

Be it remembered, that on this 2^d day of September A.D. 1902 - before me, a Notary Public in and for said County and State, came James W. Jeffries and Sarah his wife to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same. In witness