

This Indenture Made this fifteenth day of December in the year of our Lord one thousand eight hundred and eighty two between Jacob W. Piatt and Susan S. Piatt his wife of the City of Lawrence in the County of Douglas and State of Kansas of the first part and Frances L. Paris of the second part:

Witnesseth That the said parties of the first part in consideration of the sum of Four 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 her heirs and assigns forever all that tract or parcel of land situated in the County of Douglas and State of Kansas described as follows to wit:

Lot number Twenty (20) and the South ten (10) feet of Lot number Twenty-one (21) all in Block number five (5) in Grant first addition to the City of Lawrence County and State of Kansas according to a copy of original plat of said City of Lawrence on record in the office of Register of Deeds of said Douglas County in Book A. of plats with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Jacob W. Piatt and Susan S. Piatt 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 except the second half of taxes of 1882 and a balance due on one Mortgage of four hundred dollars made in favor of Henry Day.

This Grant is intended as a Mortgage to secure the payment of the sum of four hundred Dollars in two years after date hereof with interest thereon at the rate of seven (7) per cent per annum payable semi-annually according to the terms of one principal note for four hundred Dollars together with four interest coupons thereto attached for fourteen dollars each this day executed and delivered by the said ^{Jacob W. Piatt and} Susan S. Piatt to the said party of the second part and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment or any part thereof or interest thereon or the taxes, or if the insurance is not kept up thereon then this conveyance shall become absolute and the whole shall become due and payable and it shall be lawful for said party of the second part her executor administrators and assigns; at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law appraisement hereby waived or not at the option of the party of the second part her executor administrators or assigns; and out of all the moneys arising from such sale to retain the amount then due for principal and interest together with the costs and charges of making such sale and the surplus if any there be shall

The following is endorsed on the original instrument. It is dated the 12th Jan. 1884
Received on the enclosed mortgage certificate of deposit for \$400.00 in full of the mortgage of \$400.00 made by Jacob W. Piatt and Susan S. Piatt to Frances L. Paris in satisfaction of the same.
Frances L. Paris

Recorded Jan. 14th 1884 at 9¹² o'clock A.M.

Register of Deeds.

J. F. McConnell

This instrument is endorsed on original instrument