

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,

This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred and Sixteen Dollars in three (3) years from the date hereof with interest from date until paid at the rate of eight per cent per annum payable semi-annually the same being part purchase money of above premises according to the terms of a certain promissory note this day executed and delivered by the said parties of the first part 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 executors 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 executors 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 be paid by the party making such sale on demand to the said parties of the first part their heirs or 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,

Signed, Sealed & Delivered, in the presence of } Belia A. Richardson ^{her} ~~mark~~
 John J. Sinclair } J. C. Richardson ~~mark~~ 1883

State of Kansas, Douglas County, ss.

Be it Remembered, That on this twentieth day of February A.D. 1883 before me a Notary Public in and for said County and State came Belia A. Richardson and J. C. Richardson her husband to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written,
 W. A. Harris Notary Public.

Recorded February 22nd 1883 at 4th O'clock P.M.

W. A. Harris
 Registrar of Deeds.