

Whitlow does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances excepting a mortgage of even date herewith for one thousand dollars given to Lewis F. Wisler for purchase money.

This grant is intended as a mortgage to secure the payment of the sum of Fifteen hundred dollars payable in one and two years from date in equal installments with interest at eight percent per annum according to the terms of two certain promissory notes this day executed and delivered by the said Thomas J. Whitlow 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 his 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 his 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 overplus if any there be shall be paid by the party making such sale on demand to the said Thomas J. Whitlow heirs or assigns.

In Witness Whereof The said party of the first part has hereunto set his hand and seal the day and year last above written.

Signed Sealed and Delivered in the presence of

T. J. Whitlow {Seal}

W. J. Neill Jr.

Isabell Whitlow {Seal}

State of Kansas Douglas County ss.

Be it Remembered That on this twenty seventh day of April A. D. 1883 before me a Justice of the Peace in and for said County and State came T. J. Whitlow and Isabell Whitlow his wife to me personally known to be the same person 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. J. Neill Jr. Justice of the Peace
Douglas Co Kansas

Recorded April 27th 1883 at 12³⁰ o'clock P. M.

Alf Hannold
Register of Deeds