

lt. in the City of Lawrence
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.

This Grant is intended as a Mortgage to secure the payment
of the sum of Three Hundred Dollars due in 3 years from date with
interest from date until paid at the rate of eight per cent per
annum payable annually according to the terms of a certain
promissory note this day executed and delivered by the said
Anders Wm. Modine 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 on the time 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 money
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 or 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 seal the day and year last above written.

Signed Sealed and Delivered in the Presence of Anders Wilhelm Modine {Seal}

Wm. T. Sinclair

Maria C. ^{his} Modine {Seal}

State of Kansas Douglas County ss.

Be it Remembered That on this first day of May A.D. 1883
before me a Notary Public in and for said County and State came
Anders Wm. Modine and Maria C. Modine 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 Whereof I have hereunto subscribed my name and
affixed my official seal on the day and year last above written.

[L.S.]

Wm. T. Sinclair Notary Public

Commission expires September 10, 1884.

Recorded May 1st. 1883 at 3³⁵ o'clock P. M.

O. H. Donald
Register of Deeds