

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 does hereby covenant and agree that at the delivery hereof of this indenture 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 and seventy Dollars with interest at the rate of six per cent per annum from the 1st day of April 1888 according to the terms of a certain 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 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 overplus if any there be shall be paid by the party making such sale on demand to the said parties of the second 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 and Delivered in the Presence of } Frederick A. Werby { Seal }
 J. B. Vincent } Clara H. Werby { Seal }
 State of Kansas Douglas County ss.

Be it Remembered That on this seventh day of May A. D. 1888 before me J. B. Vincent a Justice of the Peace in and for said County and State came Frederick A. Werby and Clara A. Werby 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