

For value received I John Deane mortgage named in this mortgage, hereby assign transfer and set over to Elias C. B. Hunter, his heirs, assigns and administrators the within mortgage subject never to the conditions and provisions herein contained

John Deane

Feb 15, 1888. Witness = C. E. Wallis

Redeem Feb 21, 1888. Harris Brooks Reg of Deeds

By W. W. Asher Deputy

This Indenture Made this fifth day of May in the year of our Lord one thousand eight hundred and eighty three between Jane Hunter and her husband William Hunter of Baldwin City in the County of Douglas and State of Kansas of the first part and John Deane of Baldwin Kan of the second part

Witnesseth That the said parties of the first part in consideration of The sum of Twelve Hundred \$12.00⁰⁰ 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 his 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

The North West quarter of Section Thirty One 31 Township number Fourteen 14 in Range number Nineteen 19 and containing one hundred and sixty acres according to government survey

with the appurtenances and all the estate title and interest of the said parties of the first part therein and the said Jane Hunter and William Hunter 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 indefeasible estate of inheritance therein free and clear of all incumbrances whatsoever

This Grant is intended as a Mortgage to secure the payment of the sum of Twelve Hundred Dollars \$12.00⁰⁰ payable five years after date with interest payable annually at ten per cent according to the terms of one certain note this day executed and delivered by the said Jane Hunter and William Hunter 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 thereof for principal and interest