

of the said part of the first part therein

This Grant is intended as a Mortgage to secure the payment of the sum of Eighteen Hundred Dollars according to the terms of one certain promissory note of even date herewith for the sum of \$1800⁰⁰ payable in monthly installments of \$25⁰⁰ each signed by said Edward P. Tremper and in favor of said A. A. Trimmer and the said party of the first part hereby agrees to keep the said premises insured in a reliable insurance company for the sum of \$1000⁰⁰ and assign the policy for the same to said A. A. Trimmer as an additional security for the payment of said note and this conveyance shall be void if such payment be made as is herein specified But if default be made in said payment or any part thereof or in the payment of taxes or insurance on said premises until said note is paid as provided then this conveyance shall become absolute 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 and out of all the moneys arising from such sale to retain the amount then due for principal and interest and also for statutory damages in case of protest together with the costs and charges of making such sale and per cent on the amount secured by this mortgage as a reasonable attorneys fee for foreclosure hereof and the overplus if any there be shall be paid by the part making such sale to the said heirs or assigns and for the said consideration the said part of the first part hereby waive appraisement of said real estate

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

E. P. Tremper {Seal}

State of Kansas County of Douglas ss.

Be it Remembered That on this 27th. day of August A. D. 1883 before me a Notary Public in and for said County and State came Edward P. Tremper an unmarried man 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