

tract or parcel of land situated in the County of Douglas and State of Kansas described as follows, to wit: The South half of the North East quarter (1/4) of the south East quarter (1/4) of section Thirty Two (32) in Township Thirteen (13) of Range Twenty one (21) containing Twenty acres more or less with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said William and Eunice Coate does 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 Four Hundred and Thirty five Dollars as follows

One for \$55.00 due Six Months after date

One for \$175.00 due Thirteen Months after date

One for \$175.00 due Twenty Six Months after date.

according to the terms of 3 certain promissory notes this day executed and delivered by the said Abel Frayre 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 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 parties of the first part or their heirs and assigns.

In Witness Whereof, The said parties of the first part