

known as North Lawrence with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said R. Martin does hereby covenant and agree that at the delivery hereof he is the lawful owner 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 Fifty dollars with interest thereon at the rate of 8 per cent per annum according to the terms of two certain notes this day executed and delivered by the said R. Martin & M. J. Martin 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 her 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 her 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 R. Martin 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.

R. Martin seal

M. J. Martin seal

State of Kansas Douglas County, ss.

Be it remembered, That on this 3rd day of December A. D. 1883 before me A. H. Foote Probate Judge in and for said County and State came Robert Martin and Mattie J. Martin his wife to me personally known to be the same persons who executed the foregoing