

This Indenture, Made this 30th day of November in the year of our Lord one thousand eight hundred and eighty three between Joseph Taylor and Mary C. Taylor his wife Lawrence in the County of Douglas and State of Kansas of the first part and George Shearer of the second part:

Witnesseth. That the said parties of the first part in consideration of the sum of Sixty Five 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 West half of Lot Twelve (12) in addition Number Five (5) in that part of the City of Lawrence 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 Joseph Taylor and Mary C. Taylor 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. This Grant is intended as a Mortgage to secure the payment of the sum of Sixty five Dollars payable on or before August 1st A.D. 1884 according to the terms of one certain promissory note this day executed and delivered by the said Joseph Taylor + wife 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 moneys arising from such sale to retain the amount then due for principal and interest, together