

party of the second part, his heirs and assigns forever all that tract or parcel of land situate in the County of Douglas and State of Kansas, described as follows to-wit: The South West quarter of Section Twenty one (21) in Township Thirteen (13) south of Range Twenty (20) east excepting the narrow strip lying on the east side of the center of the channel of Coal Creek about two acres of land being at the South east corner of said quarter section with the appurtenances, and all the estate, title and interest of the said party of the first part therein.

This Grant is intended as a Mortgage to secure the payment of the sum of Twenty Two Hundred Dollars according to the terms of three certain promissory notes of even date herewith one for Eight hundred dollars payable in one year after date one for Seven Hundred dollars payable in two years after date and one for Seven Hundred dollars payable in three years from date all bearing 8 per cent interest from date till paid.

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, 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 Ten per cent. on the amount secured by this mortgage as a reasonable attorney's fee for foreclosure hereof and the overplus, if any there be shall be paid by the party making such sale to the said Party of the first part his heirs or assigns; and for said consideration to the said party of the first part hereby waives appraisement of said real estate.

In Witness Whereof, The said party of the first part has herunto set his hand and seal the day and