

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: Lot No. Two (2) in Block No. Fifteen (15) Boone Place Addition and the North ten (10) feet of Lot No. Three (3) in said Block No. Fifteen (15) being a strip ten feet wide off the North side of said lot three running from the front or street line to the rear of said lot with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 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 Eight hundred and sixty-four +  $\frac{7}{100}$  dollars on or before one year from date with interest at ten per centum according to the terms of one certain promissory note this day executed and delivered by the said parties of the first part to the said party of the second part; Insurance of not less than Eight hundred dollars to be maintained on said premises for benefit of said second party 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 with the costs and charges of