

This Indenture made this 29th day of February A.D. 1884 between Joseph M. Joyner and Susan A. Joyner his wife of Douglas County in the State of Kansas of the first part and John Keitzel party of the second part;

Witnesseth that said parties of the first part in consideration of the sum of Six Hundred (\$600.00) Dollars the receipt of which is hereby acknowledged do by these presents grant bargain sell and convey unto said party of the second part his heirs and assigns all the following described real estate situated in the County of Douglas and State of Kansas to wit: Part of the South West quarter of Section No. 31. Township No. 11. South. Range No. 18 East beginning at a point 518 feet North of the S.E. corner of S.W. 7 of Sec. 31 Town 11. Range 18. thence North on line 208 feet. West 208 feet, South 208 feet, East 208 feet to place of beginning To have and to hold the same together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in any wise appertaining forever Provided Always And these presents are upon this express condition that whereas said Joseph M. Joyner and Susan A. Joyner on the 12th day of December A.D. 1883 executed and delivered one certain promissory note in writing to said party of the second part of which the following is the substance to wit;

One certain first mortgage real estate note executed and delivered by the Joseph M. Joyner and Susan A. Joyner and payable to the order of the said John Keitzel two years after dated to Henry Henkel at his residence Topeka Kansas with interest thereon from date until maturity at the rate of ten per cent per annum payable semi-annually on the 12th days of June and December in each year and twelve per cent per annum after maturity the installments of interest being further evidenced by four coupons attached to said principal note and of even date therewith and payable in like manner as said principal note.

Now if said parties of the first part shall pay or cause to be paid to said party of the second part his heirs or assigns said sum of money in the above described note mentioned together with the interest thereon according to