

said South line to the place of beginning containing nine + $\frac{75}{100}$ acres more or less; also the South east fractional quarter of the South East fractional quarter of Section Thirteen (13) in Township Twelve (12) of Range thirteen (13) lying directly south of and adjacent to the tract first above described and containing ten + $\frac{75}{100}$ acres of land more or less all of said lands being in Grant Township in said County of Douglas in the State of Kansas with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Jacob Puel and Catharine Puel his wife 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 Four Hundred Dollars with interest thereon at the rate of eight percent per annum from the seventh day of September A.D. 1883 payable annually said sums to be paid on or before the seventh day of September A.D. 1887 at the office of O.W. Fouts in the City of Lawrence Kansas according to the terms of one certain promissory note this day executed and delivered by the said Jacob Puel and Catharine Puel his 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 payments or any part thereof or interest thereon or the taxes then this conveyance shall become absolute and the whole shall become due and payable it shall be lawful for said party of the second part his executor 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 executor 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 surplus if any there be