

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 number Sixteen (16) on Rhode Island Street in the City of Lawrence County of Douglas and 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 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 and that they will keep an insurance of not less than Fifteen Hundred dollars on the house in said lot and two hundred dollars on the other buildings on said Lot payable in case of loss to the said Henry Quincy Mortgagee as his interest may appear.

This Grant is intended as a Mortgage to secure the payment of the sum of Twenty Two Hundred Dollars according to the terms of seven certain coupon notes this day executed and delivered by the said parties of the first part 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 the said party and 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 making such sale, and the surplus if any there be shall be paid by the party making such sale on demand to the said parties of the first part or their heirs or assigns.

This mortgage satisfied by payment in full
and secured by D. T. March 20 1889