

This Indenture Made this 17 day of March in the year of our Lord one thousand eight hundred and eighty four between Ezekiel S. Clark and Maroria M. Clark of — in the County of Franklin and State of Kansas of the first part and E. M. Sheldon of the second part.

Witnesseth That the said parties of the first part in consideration of the sum of One Hundred and twenty Dollars to them duly paid the receipt of which is thereby acknowledged have sold and by 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;

The South $\frac{1}{2}$ of the South-West $\frac{1}{4}$ of Section 16. Township 15. Range 18 Douglas County Kansas with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Ezekiel S. Clark and Maroria M. Clark do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances except prior mortgage to party of the second part;

This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred and Twenty Dollars according to the terms of a certain installment note this day executed by the said Ezekiel S. Clark and Maroria M. Clark to the said party of the second part to be paid as follows Twelve dollars on the 1st day of September 1884 and Twelve dollars on the 1st day of March 1885 and on the first days of each succeeding September and March of each year until ten payments of Twelve dollars each shall have been made. 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 on said land are not paid when the same becomes due and payable or if the insurance is not kept ^{up} thereon as provided herein then this conveyance shall become absolute and the whole sum remaining unpaid shall