

Seventeen hundred and seventy five

Witnesseth, That the said parties of the first part, in consideration of the sum of _____ Dollars,

to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage

to the said part ____ of the second part _____ 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:

and State of Kansas, described as follows, to wit:
The North East Quarter (N.E. $\frac{1}{4}$) of the North East Quarter (N.E. $\frac{1}{4}$) of Section
number fifteen (15) and the South Twenty three (23) acres of the North West
Quarter (N.W. $\frac{1}{4}$) of the North West Quarter (N.W. $\frac{1}{4}$) of Section number
twenty (20) all in township number twelve (12) South, of Range Number
twenty (20) East of the sixth Principal Meridian, containing sixty three
(63) acres more or less.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Allen A. Hicks,
and Mrs. B. Hicks, 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

according to the terms of one certain note this day executed
and delivered by the said parties of the first part to the said party of the second part
payable five years after date, with interest at six % after date.

and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the said parties of the second part *executors, administrators and assigns,* at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the part *parties of the first part* making such sale, on demand, to said parties of the first part their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

STATE OF KANSAS,
Douglas County

BE IT REMEMBERED, That on this 17th day of April A. D. 1925, before me
Jennie Craft a Notary Public in and for said County and State, came
Allen C. Hicks and Ethel B. Hicks, his wife

_____ to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

year last above written.

My Commission Expires 31 Mch 1925 Jennie Wall Notary Public.

Filed for Record the 18 day of April, A. D. 1902, at 10⁰⁰ o'clock A. M.

C. W. Armstrong Register of Deeds.
By A. E. Armstrong Deputy.

[illegible]