

This Indenture made this 12th day of April in the year of our Lord one thousand eight hundred and eighty four between Alexander W. Trickell and Lydia Trickell his wife of Big Springs in the County of Douglas and State of Kansas of the first part and Mrs. Sarah A. Gilman of Lawrence Kansas of the second part;

Witnesseth That the said parties of the first part in consideration of the sum of Five Hundred 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 party of the second part her 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 West half of the South West Quarter of Section No. Thirty six (36) Township No. Eleven (11) South of Range No. Seventeen (17) East of the 6th P.M. Kansas less one acre school lot in South East corner of said tract and containing 79 acres more or less with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Alexander W. Trickell and Lydia Trickell 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 Five Hundred Dollars due in five years from date with interest at ten percent per annum payable semi-annually according to the terms of one certain bond this day executed and delivered by the said Alexander W. Trickell and Lydia Trickell 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 of the second part her 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

See Book 13 Page 367
See Book 12 Page 489