

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 Fifteen Hundred Dollars according to the terms of one certain note of hand this day executed and delivered by the said W. H. Ward Teachout and Emma J. Teachout his wife to the said parties of the second part; and this conveyance shall be void if such payment be made as therein 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 said parties of the second part their 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 parties of the second part their 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 and assigns.

In Witness Whereof The said parties of the first part have herewith set their hands and seals the day and year last above written.

Signed, sealed and Delivered in Presence of

W. J. Price

W. C. Price

W. H. Ward Teachout

Emma J. Teachout

State of Kansas, Douglas County, ss.

Be it Remembered That on this 10th day of April A. D. 1884 before me a Justice of the Peace in and for said County and State came W. H. Ward Teachout and Emma J. Teachout to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof I have herewith subscribed my name and affixed my official seal on the day and year last above written.

W. C. Price, J. P.

Recorded April 10th 1884 at 12⁴⁰ O'clock P. M.

Alfred Arnold Register of Deeds.