

This Indenture made this ninth day of April in the year of our Lord one thousand eight hundred and eighty four between George B. Edgar and Mary A. Edgar of Lawrence in the County of Douglas and State of Kansas of the first part and J. S. Alford of the second part;

Witnesseth That the said parties of the first part in consideration of the sum of Twelve 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 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 Seventy six, Vermont Street Lawrence with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said George B. Edgar and Mary A. Edgar 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 Twelve Hundred Dollars with interest thereon at eight per centum per annum purchase money on the above described premises according to the terms of four certain promissory notes this day executed and delivered by the said George B. Edgar 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 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 gained 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 principals and interest together with the costs and charges making such sale and the

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