

This Indenture made this twenty third day of April in the year of our Lord one thousand eight hundred and eighty four between Adolph Graeber an unmarried man of the City of Lawrence in the County of Douglas and State of Kansas of the first part and Henry Grimby of Rochester New York of the second part;

Witnesseth - That the said party of the first part in consideration of the sum of One Thousand Five Hundred Dollars to him duly paid the receipt of which is hereby acknowledged has sold and by these presents does 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 West half of the North West quarter of Section No. Thirty five (35) in Township No. Thirteen (13) of Range No. Fifteen (15) containing eighty (80) acres more or less with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said Adolph Graeber does hereby covenant and agree that at the delivery hereof he is 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 and that he will keep insurance on the buildings on said premises in some responsible insurance company for the benefit of said second party to the amount of Eight Hundred Dollars.

This Grant is intended as a mortgage to secure the payment of the sum of One Thousand five hundred dollars in five years from the date hereof (purchase money) according to the terms of five certain promissory notes this day executed and delivered by the said Adolph Graeber and Charles Graeber to the said party of the second part each for the sum of Three hundred dollars and due in one, two, three four and five years bearing interest at eight per cent per annum payable ^{semi}annually 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 then this conveyance shall become absolute and the whole shall become due and payable and it shall be lawful for