

This Indenture made this eleventh day of March in the year of our Lord one thousand eight hundred and eighty four between, P. A. Simmons and Elvira Simmons his wife of Douglas Co. Kansas of the first part and Joseph Nicholson of Detroit Mich. of the second part;

Witnesseth, That the said parties of the first part for and in consideration of the sum of One Thousand Dollars to them in hand paid by the said party of the second part the receipt whereof is hereby confessed and acknowledged hath granted, bargained, sold, remised, released, enfeoffed and confirmed, and by these presents does grant bargain sell remise release enfeoff and confirm unto the said party of the second part and to his heirs and assigns forever all that certain piece or parcel of land situate in the County of Douglas in the State of Kansas and known and described as the South-East Quarter of Section Thirty six (36) Township Fourteen (14) South of Range Seventeen (17) East of 6" Principal meridian containing one hundred and sixty acres more or less, Together with the tenements hereditaments and appurtenances thereunto now or hereafter belonging or in anywise appertaining or thereupon situated To have and to hold the above bargained premises unto the said party of the second part and to his heirs and assigns to the sole and only proper use benefit and behoof of the said party of the second part his heirs and assigns forever Provided, Always and these presents are upon this express condition that if the said parties of the first part shall and do well and truly pay or cause to be paid to the said party of the second part the sum of One Thousand Dollars as follows, Five Hundred Dollars one year from this date and Five Hundred Dollars two years from this date with interest at seven per cent payable semi-annually at American National Bank Detroit Mich according to two promissory notes bearing even date herewith executed by P. A. Simmons to the said party of the second part then these presents and said notes shall cease and shall be null and void, And it is hereby expressly agreed by and between said parties that should any default be made in the payment of the said interest or of any part thereof (or of any installment of principal or of any part thereof) on any day whereon the same is made payable as above expressed, and should the same