

acknowledged have sold and by these presents do grant bargain sell and convey to the said party of the second part its representatives or assigns forever all that tract or parcel of land situated in the County of Douglas and State of Kansas described as follows to wit:

Book number One Hundred and Fourteen (114) on Vermont Street in the City of Lawrence and State of Kansas, To have and to hold the same together with all the hereditaments and appurtenances and all the estate title and interest of the said party of the first part hereinafter, This Grant is intended as a mortgage to secure the payment of the sum of Two Hundred and Seventy Dollars according to the terms of two notes of even date herewith this day executed and delivered by the said party of the first part to the said party of the second part payable at the Third National Bank in New York City as follows to wit: Twenty seven Dollars on the first day of October 1884, Twenty seven Dollars on the first day of April 1885, and Twenty seven Dollars on the first day of April and October in each year until the whole sum is fully paid; 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 ^{any} interest thereon or if the insurance is not kept up thereon then this conveyance shall become absolute and the whole sum shall become due and payable at the option of the party of the second part and the said party of the first part hereby authorizes and fully empower the said party of the second part its representatives or 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 party of the second part its representatives 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 any moneys advanced for the payment of taxes or other liens and a reasonable sum as attorneys fees for foreclosure of this mortgage the said fees to be due and payable on filing petition for foreclosure and the surplus if any there be shall be paid by the party making such sale on demand to the said party of the first part their heirs or assigns;