

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;

Lots numbers Twenty (20) and Twenty one (21) on Garfield Street in Doane's Subdivision of Earl's Addition to the City of Lawrence County of Douglas and State of Kansas subject however to one prior mortgage made on or about same date hereof in favor of A. Stanford to secure the payment of Two Hundred Dollars with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said John H. Brown and Emma Brown 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 except a mortgage of same date as this instrument made by said first parties in favor of Mary Stanford to secure the payment of Two hundred and fifty Dollars in two years from date hereof.

This grant is intended as a Mortgage to secure the payment of the sum of Fifty Dollars (\$50.00) in one year after date hereof at the National Bank of Lawrence Kansas with interest at the rate of ten per cent per annum payable semi-annually according to the terms of one certain promissory note this day executed and delivered by the said John H. Brown and Emma Brown 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 of shall become due and payable and it shall be lawful for 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 waived or not at the option of the party of the second part his executors administrators or assigns and out of all the money arising from such sale to retain the amount then due for