

Dollars to them 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 North East corner of the North East quarter of the North East quarter of Section No. Seventeen (17) Township No. Thirteen (13) Range No. Nineteen (19) containing three (3) acres and one hundred and nine (109) perch. surveyed in a triangular shape made by following the windings of a certain ravine in the said corner of said quarter section with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said Stephen Patterson does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted and sized 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 One Hundred and fifty Dollars on or before five years after date with interest at the rate of ten per cent per annum payable annually said note given by the grantor herein being the purchase money paid for said above described premises according to the terms of one certain note this day executed and delivered by the said Stephen Patterson 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 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 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 the