

131, 133, 135 & 137 on Dearborn Street all in Baldwin City Douglas County Kansas with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said F. M. Westlake and Westlake (his wife) 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. This grant is intended as a Mortgage to secure the payment of the sum of One Hundred and fifty Dollars payable December 1st 1885 interest at the rate of 10 percent per annum payable annually according to the terms of a certain note given this day executed and delivered by the said F. M. Westlake and A. C. Westlake 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 surplus if any there be shall be paid by the party making such sale on demand to the said parties of the first part, their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year last above written,

Signed Sealed & Delivered in Presence of } F. M. Westlake 
J. B. Reed } A. C. Westlake 

State of Kansas, Kansas County ss.

Be it Remembered That on this 12th day of May A.D. 1884 before me E. E. Gaddis a Notary Public in and for said County and State came F. M. Westlake and A. C. Westlake to me personally known to be the same persons who