

The South West Quarter (1/4) of Section number One (1) in Township number Fifteen (15) of Range number Eighteen (18) also one other tract or parcel of land bounded and described as follows to wit: Commencing at the North East corner of the South West quarter of Section Twelve (12) Town Fifteen (15) Range Eighteen (18) thence running seventy two (72) rods South; thence forty (40) rods West thence Seventy two (72) rods North; thence forty (40) rods East to place of beginning and containing eighteen (18) acres more or less all in said 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 W. H. Oliver and his wife Agnes M. Oliver 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 Twelve Hundred Dollars (\$1200.00) in three years after date hereof with interest at the rate of eight per cent per annum payable semi-annually according to the terms of one principal note for said sum of Twelve Hundred Dollars together with six interest coupons thereto attached for the sum of Forty eight Dollars both principal and interest payable at the National Bank of Lawrence Kansas this day executed and delivered by the said W. H. Oliver and Agnes M. Oliver 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 money arising from such sale to retain the amount then due for principal