

This Indenture made the first day of August in the year of our Lord one thousand eight hundred and eighty four between Joel T. Walker and Pamelia A. Walker his wife in the County of Douglas and State of Kansas of the first part and William Cratt of the second part;

Witnesseth That the said parties of the first part in consideration of the sum of Three Thousand (\$3000) Dollars to them duly paid the receipt of which is hereby acknowledged has 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;

The East fifty acres of the South ninety acres of the North-East quarter (4) of Section One (1) Township Thirteen (13) Range Nineteen (19) in Douglas County, State of Kansas with the appurtenances and all the estate title and interest of the said parties of the first part therein,

And the said Joel T. and Pamelia A. Walker 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 Three Thousand Dollars payable on or before five years after date with interest at 10 per cent ^{per annum} payable annually until paid according to the terms of one certain promissory note this day executed and delivered by the said William Cratt 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

Received payment in full of all claims hereby secured
and I hereby acknowledge satisfaction of this mortgage
Jm Cratt
November 28th 1884

Attest
Alfred A. Raymond
Register of Deeds