

them 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;

The South half (1/2) of the North-West quarter of Section number Twenty (20) in Township number Thirteen (13) South of Range number Nineteen (19) East and containing eighty (80) acres more or less with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Felix Kannady and Mary Kannady 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 made on or about March 1st 1884 by James B. Dunn and wife in favor of W. H. Hockins to secure the payment of Six Hundred and fifty Dollars.

This grant is intended as a mortgage to secure the payment of the sum of Eight Hundred Dollars (\$800⁰⁰) in payments as follows to wit:

Two Hundred Dollars (\$200⁰⁰) September first 1884. Sixty three Dollars (\$63⁰⁰) January first 1885. Two hundred Dollars (\$200⁰⁰) September first 1885. Two Hundred and ninety seven Dollars (\$297⁰⁰) on the first day of September 1886 with interest on all the rate of six + one half (6 1/2) per annum payable annually according to the terms of four certain promissory notes this day executed and delivered by the said Felix Kannady and Mary Kannady 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 are not kept up thereon 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