The South West Quarter of Section No. Twelve (12) of Township No. Fifteen (15) South of Range No. Seventeen (17) East of the 6th principal meridian with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Isaac B. Garst does hereby covenant and agree that at the delivery hereof he is the lawful owner 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 Thousand three hundred Dollars as follows Three hundred Dollars in one year, Five Hundred Dollars in two years and five hundred dollars in three years with interest at eight per cent per annum payable semi-annually according to the terms of three certain coupon bearing notes this day executed and delivered by the said Isaac B. Garst 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 then this conveyance shall become above 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 overplus if any there be shall be paid by the party making such sale on demand to the said Isaac B. Garst his 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.

Isaac B. Garst (Seal)
Virginia Garst (Seal)

State of Kansas, Douglas County, ss.

Be it Remembered That on this fifteenth day of August A. D. 1884 before me Joseph E. Riggs a Notary

On the original instrument is the following endorsement: The note herein secured having been paid in full this mortgage is hereby discharged and the Register of Deeds will cancel of record.

Recorded Nov. 15. 1887. William E. Rowe
B. J. Worster Register of Deeds
Edwd. Worster Deputy