

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:

Lot numbered 1581 one hundred and fifty eight in Block 66 fifty six in West Lawrence according to a plat filed in the office of the Clerk of the District Court of said County on the 24th day of September A D 1869 being the premises this day conveyed by the said Walker M. Yeatman and wife to the said Addie Helm this mortgage being given to secure the unpaid purchase money of said premises, with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Addie Helm does hereby covenant and agree that at the delivery hereof she 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 Hundred and forty five dollars according to the terms of three certain promissory notes of even date made by the said Addie Helm and Elias Helm payable to Walker M. Yeatman or order with interest from maturity at the rate of eight per cent per annum ^{one for} one hundred and twenty five dollars being the principal note payable three years after date and the other two being interest notes for ten dollars ^{each} each and payable on the first (1st) day of October 1885 and the first day of October 1886 respectively, 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 Addie