

This Indenture, Made this 1st day of November in the year of our Lord one thousand eight hundred and eighty four between John Walrafen and J. L. his wife of Kanwaka in the County of Douglas and State of Kansas of the first part and W. T. Fitzpatrick of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Six Hundred Dollars to 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 North West quarter of section Twelve (12) Township Thirteen (13) Range Seventeen (17) with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said John Walrafen 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 except balance of \$300 on mortgage to Geo. Shearer and \$200 to this mortgagee.

This Grant is intended as a Mortgage to secure the payment of the sum of Six Hundred Dollars viz. \$200 in two years \$200 in three years and \$200 in four years all with interest from date at 9 per cent per annum according to the terms of three certain promissory note this day executed and delivered by the said John Walrafen 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 the 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 party of the first part or

The following is endorsed on the original instrument

In consideration of full pay-

ment of the within mortgage

I hereby release the same this

1st day of Nov. 1891

W. T. Fitzpatrick

Recorded June 1891

James B. Cook

Register

Page 406

See Book 2

in Assignment

The following is endorsed on original instrument