

This Indenture made this eighth day of November in the year of our Lord one thousand eight hundred and eighty four between Sophia B. McBurk and Daniel McBurk (her husband) of Baldwin City in the County of Douglas and State of Kansas of the first part and W. C. Cavaness of the second part;

Witnesseth That the said parties of the first part in consideration of the sum of One Hundred and eight and ⁶⁰/₁₀₀ 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;

Beginning at the North-East corner of the North West Quarter (4) of Section number Ten (10) Township number fifteen (15) Range number Twenty (20) thence West forty seven and one half (47 1/2) rods; thence South Eighty five (85) rods; thence West Eleven (11) rods; thence South Fifteen (15) rods; thence East Sixty one (61) rods; thence North Eighty (80) rods to the place of beginning containing 25 acres more or less with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said parties of the first part 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 One Hundred and eight and sixty one hundredths Dollars due the 1st day of March 1885 with interest at the rate of 12 per cent per annum from date according to the terms of a certain promissory note this day executed and delivered by the said parties of the first part 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 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

The following is indexed on the original instrument

Baldwin Kan 3/13-1885
For value received I hereby release the within mortgage

Recorded March 16th 1885 at 4.30 P.M.

W. C. Cavaness
Register of Deeds