

This Indenture Made this 23^d day of December in the year of our Lord one thousand eight hundred and eighty four between John R. Rankin of Lawrence in the County of Douglas and State of Kansas of the first part and Jas. S. Crew of the second part;

Witnesseth That the said party of the first part in consideration of the sum of Fifteen Hundred ⁰⁰/₁₀₀ Dollars to him duly paid the receipt of which is hereby acknowledged has sold and by these presents does 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 undivided two thirds (²/₃) of the South half of Lot number Fifty (50) Vermont Street in the City of Lawrence. This mortgage being given to secure the payment of a portion of the purchase money for said above described property with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said John R. Rankin 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 and that he will warrant and defend the same against all claims whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of Fifteen Hundred ⁰⁰/₁₀₀ Dollars according to the terms of one certain promissory note this day executed by the said John R. Rankin to the said party of the second part. Said note being given for the sum of Fifteen Hundred ⁰⁰/₁₀₀ Dollars dated December 23^d 1884 due and payable in three years from the date thereof with interest thereon from the date thereof until paid according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached and as is hereinafter specified. And the said party of the first part hereby agrees to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof and to keep the said premises insured in favor of the said mortgagee in the sum of Fifteen Hundred ⁰⁰/₁₀₀ Dollars in some insurance company satisfactory to said mortgagee in default whereof the said mortgagee may pay the taxes and accruing penalties interest and costs and insure the same at the expense of the party of the first part and the expense of such taxes and accruing penalties interest and