

To Have and To Hold the Same, together with all the hereditaments and appurtenances, and all the estate, title and interest of the said party of the first part therein forever.

This grant is intended as a Mortgage to secure the payment of the sum of Fifty Dollars, according to the terms of Ten notes of even date herewith, this day executed and delivered by the said party of the first part to the said party of the second part, payable at the Third National Bank, in New York City as follows to wit:

Five Dollars on the first day of April 1885

Five Dollars on the first day of October 1885 and

Five Dollars on the first days of April and October in each year until the whole sum is fully paid: and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment or in any part thereof, or any interest thereon, or the taxes, or if the insurance is not kept up thereon then this conveyance shall become absolute and the whole sum shall become due and payable at the option of the party of the second part, and the said party of the first part hereby authorize and fully empower the said party of the second part, its representatives or assigns, at any time thereafter, to sell the premises hereby granted or any part thereof in the manner prescribed by law, appraisement hereby waived, 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 any moneys advanced for the payment of taxes or other liens, and a reasonable sum as attorneys fees for foreclosure of this mortgage, the said fees to be due and payable on filing petition for foreclosure, 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 their heirs or assigns. In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

E. D. F. Phillips

Seal

Augusta A. Phillips

Seal

State of Kansas }
County of Douglas } ss.

Be it Remembered, That on this thirteenth day of October A.D. 1884 before me, a Notary Public in and for said County and State, came E. D. F. Phillips and Augusta A. Phillips, husband and wife to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.