

tooth Lawrence with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Frank McGrade Sr. 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.

This Grant is intended as a Mortgage to secure the payment of the sum of three hundred & twenty five (\$325) dollars on or before two years from date and interest at 8 per cent per annum according to the terms of one certain note this day executed and delivered by the said Frank McGrade 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 his heirs and assigns.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year last above written.

Frank McGrade 

State of Kansas Douglas County, ss.

Be it Remembered, That on this 28th day of January A.D. 1885 before me R. G. Jamison a Notary Public in and for said County and State came Frank McGrade to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year