

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 save a balance of \$250 which remains unpaid on a Mortgage dated October 31, 1881 given to Winfield S. Pennington and recorded in Book "2" of mortgages at page 246. This Grant is intended as a Mortgage to secure the payment of the sum of Eight Hundred Dollars due in five years from date with interest from date until paid at the rate of Seven (7) per cent per annum payable annually according to the terms of four 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 thereon 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 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 overplus if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part or their heirs and assigns.

In Witness Whereof, The said parties of the first part have herewith set their hands and seals the day and year last above written.

Henry Kampschroeder

(Seal)

Wilhelmine Kampschroeder

(Seal)

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 2nd day of March A.D. 1885 before me a Justice of the Peace in and for said County and State came Henry Kampschroeder and Wilhelmine Kampschroeder his wife to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the