

herely covenant and agree that 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, exception a certain mortgage given to F. Gleason & Co. of Lawrence Kas. on the 27th day of Dec. A.D. 1884 and due three years from date in amount Four hundred and thirty five Dollars.

This Grant is intended as a mortgage to secure the payment of the sum of money according to the terms of a certain promissory note this day executed and delivered by the said J. C. Davis & Sarah E. Davis to the said party of the second part in amount Six hundred Dollars and due August 1st A.D. 1885 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 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 parties of the first part or their heirs and assigns.

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

J. C. Davis 
Sarah E. Davis 

State of Kansas, Douglas County, ss.

Be it Remembered That on this 31st day of December A.D. 1884 before me a Justice of the Peace in and for said County and State came J. C. Davis and Sarah E. Davis his wife to me personally known to be the same persons 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