

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.

This Grant is intended as a Mortgage to secure the payment of the sum of Three Thousand Dollars being balance of the purchase money of said premises \$1000 due May 1st 1886, \$1000 due May 1st 1887 & \$1000 due May 1st 1888 with interest at 8% per annum payable at National Bank of Lawrence Kansas according to the terms of three certain notes this day executed and delivered by the said William H. Russell and Sophia L. Russell to the said party of the second 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 parties making such sale on demand to the said parties of the first part or 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 last above written.

W. H. Russell 

State of Kansas, Douglas County, ss. Sophia L. Russell 

Be it Remembered That on this 9th day of April A.D. 1885 before me L. S. Steier a Notary Public in and for said County and State came William H. Russell and Sophia L. Russell 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