

part therein. And the said - 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.

This Grant is intended as a mortgage to secure the payment of the sum of One Thousand Three hundred (\$1300) Dollars due five years after date with interest payable annually at the rate of seven (7%) per cent per annum according to the terms of one certain promissory note this day executed and delivered by the said 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 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.

Signed Sealed and Delivered in Presence of
Henry S. Tremper
W. Timmons

Anna^{her} Adair (Seal)
James Adair^{mark} (Seal)

State of Kansas, Douglas County, ss,

Be it Remembered, That on this 11th day of April A.D. 1885 before me Henry S. Tremper a Notary Public in and for said County and State came Anna Adair and James S. Adair her husband to me personally known to be the same persons who