

This Indenture made this 24th day of April 1880-
between James Grimes and Minerva Jane Grimes his wife
of Douglas County in the State of Kansas of the first part
and Alexander Benick of Chillicothe, Ross County in the
State of Ohio of the second part;

Witnesseth, That the said parties of the first part
in consideration of the sum of Eight Hundred and Twenty
three (\$823⁰⁰) Dollars to them in hand paid by the
said party of the second part before the delivery of these
presents the receipt whereof is hereby acknowledged have
granted bargained and sold and by these presents do
grant bargain sell and convey unto the said party of
the second part his heirs and assigns forever all the
following described real estate lying and situate in the
County of Douglas and State of Kansas to wit;

The East half (E $\frac{1}{2}$) of the North East Quarter (N.E $\frac{1}{4}$) of
Section nineteen (19) in Township Number Twelve (22) Range
Number nineteen (19) County & State aforesaid, being the
same premises on said parties of the first part now
resides. This mortgage is subject to a mortgage of
about \$600⁰⁰ in favor of The Kansas Loan & Trust Co.

To have and to hold the same together with all and
singular the tenements hereditaments and appurtenances
thereunto belonging or in any wise appertaining unto
the said party of the second part his heirs and assigns
forever.

Provided Always, And these presents are upon this express
condition that whereas the said parties of the first part
have this day executed and delivered three certain
promissory notes in writing to said party of the second
part:

One for \$150⁰⁰, payable one year from date. One for \$200
payable two years from date. One for \$223 payable three
years from date. One for \$250 payable four years from
date all bearing each date herewith & bearing interest
at the rate of 8 per cent per annum from date & said
interest being payable semi annually. Now if said
parties of the first part shall pay or cause to be paid
to said party of the second part their heirs or assigns
the said sum of money in the above described notes
mentioned together with the interest thereon according to
the terms and tenor of the same and pay all taxes
and assessments of every nature which are or may be