

bargain sell and mortgage to the said parties of the second part their heirs and assigns forever all that tract or parcel of land situated in the County of Douglas and State of Kansas described as follows to wit;

Beginning at the South West corner of the South West quarter ($\frac{1}{4}$) of Section Thirty (30) of Township Fourteen (14) of Range Twenty (20) running east eighty rods thence South eighty (80) rods thence west eighty (80) rods thence South eighty (80) rods to the place of beginning containing forty (40) acres more or less. also forty (40) acres of land situated in the North East quarter ($\frac{1}{4}$) of Section 30.

Twenty five (25) in Township 10, Fourteen (14) of Range 20, Thirteen (13) East and described as follows. Beginning at the South East corner of said North East quarter ($\frac{1}{4}$) of Section Twenty five, thence running North sixty (60) rods thence West forty (40) rods thence North forty (40) rods thence West forty (40) rods thence South one hundred (100) rods thence east eighty (80) rods to the place of beginning with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said Theodore and Janett Brown his wife 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 Thirteen Hundred (1300⁰⁰) Dollars according to the terms of one certain promissory note this day executed and delivered by the said Theodore Brown and Janett Brown his wife to the said parties 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 said parties of the second part or their 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