

of land situated in the County of Douglas and State of Kansas described as follows to wit:

Lots No. 614 One hundred + fourteen and 616 One Hundred and sixteen northeast corner Jersey Street Lawrence Kansas with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said Mary J. Stearns or La Motte Stearns do hereby covenant and agree that at the delivery hereof they the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances except one note of Three Hundred Dollars and one of One Hundred Dollars, in all four hundred dollars.

This grant is intended as a mortgage to secure the payment of the sum of One Hundred twenty three + ⁸⁰/₁₀₀ Dollars being a debt previously contracted in good faith according to the terms of one certain note this day executed and delivered by the said La Motte Stearns + Mary J. Stearns 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 said party of the second part its 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 its 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 overplus if any there be shall be paid by the party making such sale on demand to the said part of the first part or + heirs and assigns.

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

La Motte Stearns 
Mary J. Stearns 