due upon said note be paid according to the agreements therein expressed, this Conveyance shall be null and void. But in case default is made in the payment of principal or interest as therein provided, then the said Hiram A. Leavens, or his legal heirs, or representatives may sell the premises above described with all the appurtenances thereunto belonging, or any part thereof, in the manner provided by law, and out of the the money arising from such sale retain the said principal and interest together with the costs and charges of making such sale; and the overplus if any there be pay over to the said Robert and Lucy V. Carr, their heirs and assigns.

It is agreed by the parties to this instrument that if at the end of one Year from date hereof the said Mortgagors shall pay to the Mortgagee One hundred Dollars in Gold Coin the said Mortgagee agrees to release from this Mortgage Lot number One (1) in Section No. 32 as above described.

Dated this 24th day of March A.D. 1892.

Robert Carr {Seal}
Lucy V. Carr {Seal}

Executed by Robert Carr in presence of
J. O. Waterman
Geo. H. Stevenson

Executed by Lucy V. Carr in presence of
J. W. Frisch
H. E. Singletry

State of Colorado
County of Arapahoe } ss.

This Mortgage was acknowledged before me by Lucy V. Carr this 29th day of March A.D. 1892

My Commission Expires Oct. 11th 1892.
H. E. Singletary Notary Public

Unofficial Copy