

On the original instrument is the following indorsement
This Mortgage has been fully paid and satisfied.

Recorded April 21, 1886

134 H-22

David Garvin Guardian of Estate of A. F. Stevens

Register of Deeds

This Indenture made this 1st day of September in the year of our Lord one thousand eight hundred and eighty one between Oliver P. Perkins Hannah C. Perkins of the County of Douglas and State of Kansas of the first part and David Garvin as guardian of the estate of A. F. Stevens of the second part:

Witnesseth that the said parties of the first part in consideration of the sum of Six hundred (\$600.00) Dollars to them duly paid the receipt of which is hereby acknowledged have sold and by these presents do grant bargain sell and mortgage to the said party of the second part his 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: The South West fractional quarter of the South West fractional quarter of Section No. Six (6) in Township No. Thirteen (13) of Range No. Twelve one (12) according to the United States Survey and contains Thirty eight and $\frac{3}{8}$ acres more or less with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said parties of the first part 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 Six Hundred and the interest thereon at eight per cent according to the terms of one certain promissory note this day executed and delivered by the said parties of the first part 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 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 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 and out of all the money 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 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 first above written.

O. P. Perkins *[Signature]*
H. C. Perkins *[Signature]*

State of Kansas }
Douglas County }

Be it remembered that on this 21st day of September A.D. 1886 eighteen hundred and eighty one before