

This Indenture, Made this 25th day of February A. D. 19 53, between Calvin H. Randel and May Randel, husband and wife

of Baldwin, in the County of Douglas and State of Kansas of the first part, and Elizabeth Keplinger, of Baldwin, Kansas

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of TWO THOUSAND TWO HUNDRED and No/100- - - - -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 her 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:

All of Subdivisions 16 and 17 and all that part of Subdivision 15 lying North of a line extended West from and parallel with the South line of said Subdivision 16 and a strip of land lying between Subdivisions 16 and 14 and North of the same base line, extended West from Subdivision 16, to a point even with the North line of Subdivision 15 (former street), all in Prairie City vacated, and lying in Sections 6 and 9, Township 15, Range 20, the whole constituting a rectangular tract 60 rods long East and West by 36 rods North and South, containing 13.5 acres, more or less,

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein.

And the said first parties do hereby covenant and agree that at the delivery hereof they are 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.

This grant is intended as a mortgage to secure the payment of TWO THOUSAND TWO HUNDRED and No/100 Dollars, according to the terms of one certain promissory note this day executed and delivered by the said Calvin H. Randel and May Randel to the said party of the second part

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, 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 amount shall become due and payable, and it shall be lawful for the said party of the second part her executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, 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 said Calvin H. Randel and May Randel 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.

Signed, Sealed and delivered in presence of

Calvin H. Randel (SEAL)
May Randel (SEAL)

STATE OF KANSAS

Douglas County



Be It Remembered, That on this 25th day of February A. D. 19 53

before me, C. B. Willey, a Notary Public in and for said County and State, came Calvin H. Randel and May

Randel, husband and wife,

to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission Expires February 5, 19 57

C. B. Willey Notary Public