

The Joseph B. Rothrock and Catharine Rothrock husband and Wife of Douglas County, State of Kansas, first party, for the consideration of \$101.⁰⁰ do hereby sell and convey to The New England Trust Company of Kansas City, Missouri, second party, its successors or assigns, an indefeasible estate in fee simple absolute in and to the following described real estate in Douglas County, State of Kansas, to-wit:

The North east quarter of Section Thirteen, in Township Fourteen South, of Range Nineteen East of the Sixth Principal Meridian, containing One Hundred and Sixty acres according to United States Survey.

This conveyance is junior and subsequent to a mortgage upon the same real estate for \$1000.⁰⁰ of even date herewith, in which each party is the same as herein.

It is agreed that if a promissory note for \$101.⁰⁰ payable in Ten installments, made and delivered this day by the first party to the second party, be paid according to the terms thereof, and the several coupons named in said prior mortgage be paid when due, and the several agreements made by said first party in said prior mortgage be faithfully performed, then this conveyance shall be void and be released at the expense of the first party or assigns.

If, however, any installment of the said promissory note or any of said coupons become delinquent, or the second party pay out any sum or sums under the terms of said prior mortgage, for insurance, taxes, assessments, or to procure release of statutory lien claims, then, at the election of said second party, the whole of the balance of said installment note shall become due, and shall bear interest at the rate twelve per centum per annum from the date thereof:

And to any judgment rendered upon said note there may be added the amount of the said coupons then delinquent, and all the sums so paid for insurance, taxes, assessments, and to release statutory lien claims, with interest upon all said sums at the rate of twelve per centum per annum, and the proceeds of foreclosure and sale under this mortgage shall be applied in the payment of the entire amount so found to be due.

Sale under foreclosure may be made with or without appraisement, at option of party foreclosing.

Dated this Twelfth day of November 1887

No following is entered on original instrument
We have received full payment of all the indebtedness secured by the within mortgage, and the same is hereby released.

Dated at Kansas City Mo. this Jan. 7. 1891

New England Trust Company
By Watt Webb Vice President

Recorded Jan. 9. 1891 at 3¹⁵ o'clock P. M. James B. Brooks, Register of Deeds
(J. B. Brooks, Register of Deeds)