

The following is indorsed on the original instrument
Baldwin Co. March 20th 1890. Received payment in full
of note secured by this Mortgage

Addie R. Stover

Recorded March 20th 1890 James Brothers

W. C. Dallas Notary Public

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 & State of Kansas, described as follows, to-wit:

Lots Nos. Thirty-Four (34) Thirty-Five (35) Thirty-Six (36) Thirty-Seven (37) Thirty-Eight (38) Thirty-Nine (39) Forty (40) Forty-One (41) Forty-Two (42) Forty-Three (43) and Forty-Four (44) on Orange Street in Baldwin City according to the Recorded Plat thereof, with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said James A. Showalter and wife 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 encumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of Two Hundred (200) according to the terms of Two certain promissory notes this day executed and delivered by the said James A. Showalter and wife to the said party of the second part; due and payable in One and Two years respectively with interest thereon at the rate of Twelve per cent payable semi-annually on the 15th days of August & February, and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the 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 or not at the option of the party of the second part her executors, administrators or assigns, and out of all the money arising from such sales, to retain the amount then due for principal and interest, together with the cost 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 Jas. A. Showalter and wife 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 & Delivered in presence of
W. C. Dallas

J. A. Showalter [seal]
Mrs. M. E. Showalter [seal]