granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all the following described piece and parcel of land lying and situate in the County of Douglas and State of Kansas, to-wit:

The South East Quarter of Section No Twenty-six (26), in Township No Fourteen (14), South, of Range No Seventeen (17) East of the Sixth Principal Meridian.

To have and to hold the same, with all and singular the hereditaments and appurtenances thereunto belonging, unto the party of the second part and to his heirs and assigns, forever. And the said James W. Baldwin and Eliza J. Baldwin do hereby covenant & 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, and that they will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns forever, against all persons lawfully claiming the same.

Provided Always, And these presence are upon this express condition, that whereas, the said James W. Baldwin & Eliza J. Baldwin are justly indebted unto the said Wm T. Sinclair in the principal sum of Seven Hundred Dollars, lawful money of the United States of America, being for a loan thereof on the day and date hereof made by the said Wm T. Sinclair to the said James W. Baldwin & Eliza J. Baldwin and secured to be paid by the certain promissory note of the said James W. Baldwin & Eliza J. Baldwin bearing even date herewith, payable to the order of the said Wm T. Sinclair in five years from the date thereof, at his office (in New York exchange) with interest after maturity, or default in payment of interest, at the rate of twelve per cent. per annum until the said principal sum is fully paid. The interest on said note from date to maturity or default is to be paid semi-annually, on the 21st day of May and of November in each and every year, and is specified by interest notes or coupons of even date herewith, attached to the said note and payable at said office of Wm T. Sinclair (in N. Y. exchange) and in and by said promissory note it is agreed that if default be made in the payment of any interest coupon at maturity, then the said principal sum of Seven Hundred Dollars with all the interest thereon shall immediately become due and payable.

In consideration of full payment of the within mortgage I hereby release the same this 15th day of April 1901.
Wm T. Sinclair
Attest: Lillie B. [illegible]
Deputy Register Deeds

The following is endorsed on the original instrument
In consideration of full payment of the within mortgage I hereby release the same this 4th day of April 1883
Wm T. Sinclair
per L. A. [illegible]
agt for collection
Recorded April 4th 1887
[illegible]
Register of Deeds