

The following is endorsed on the original instrument
 Baldwin & Co. Mar 31, 1891. - Rec'd payment in full of note by this mortgage secured
 and the Reg. of Deeds of Douglas Co. is hereby authorized to discharge same from record
 Subscribed in my presence this 31st March 1891
 A. C. Sturdivant
 Notary Public for Douglas Co. Mo.
 Received April 2nd 1891
 J. W. Rogers
 Register of Deeds

This Indenture, Made this 26th day of July in the year of our Lord One
 Thousand Eight Hundred and Eighty Eight between Marion J. Kipper
 and Sewell K. Kipper her husband of Baldwin in the County of Douglas
 and State of Kansas of the first part, and S. W. Sturdivant of the second
 part,

Witnesseth That the said party of the first part, in consider-
 ation of the sum of One Hundred 100 \$ Dollars to her duly paid, the re-
 ceipt of which is hereby acknowledged, has sold and by these presents
 does Grant, Bargain, Sell and Mortgage to the said party of the sec-
 ond part his heirs and assigns forever, all that tract or parcel
 of land situated in the County of Douglas and State of Kansas, de-
 scribed as follows, to-wit: The undivided One half of that portion
 of Lot 25 on High Street in Baldwin City as is contained within
 the following boundaries to-wit: Beginning Six (6) ft East from
 the South West Corner of said Lot, thence North 139 ft thence East
 22 ft thence South 139 ft thence West 22 ft to place of beginning
 with the appurtenances and all the estate title & interest
 of the said party of the first part therein And the said Marion
 J. Kipper and husband 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 ex-
 cept Two Mortgages of \$100 each.

This Grant is intended as a Mortgage to secure the payment
 of the sum of One Hundred 100 \$ Dollars, according to the terms of
 one certain Note this day executed by the said Marion J. Kipper
 and husband to the said party of the second part due and pay-
 able in One Year from date of July 26, 1888 with Twelve % in thereon
 until paid And this conveyance shall be void if such payment
 be made as is herein specified. But if default be made in such
 payment, or any part thereof, or interest thereon, or if the taxes
 on said land are not paid when the same become due and
 payable, or if the insurance is not kept up thereon, as provid-
 ed herein, then this conveyance shall become absolute, and
 the whole sum remaining unpaid, shall immediately be-
 come due and payable, at the option of the holder thereof; and
 it shall be lawful for said party of the second part, his execu-
 tors, administrators and assigns, at any time thereafter,
 to sell the premises hereby granted, or any part thereof in
 the manner prescribed by law "appraisement waived," and
 out of all moneys arising from such sale, to retain the amount
 then unpaid of principal and interest, together with the