

The following is Endorsed on the original instrument.

\$1000.00 Lawrence Kans Sept 14th 1894

Recorded Sept 14th 1894
 W. W. Armstrong,
 Register of Deeds.

Receipt of Jas. J. O'Brien, the present owner of land described herein
 is due from Rupert & Abner the within named Mortgagor the sum
 of one thousand and 200 Dollars in full Satisfaction of the within mortgage
 the sum of five hundred dollars being from Joseph O'Brien, David Wolff, & George

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:

The West half (1/2) of the North East Quarter (1/4) of Section number Twenty six (26) in Township number Fourteen (14) of Range number Twenty (20) East of the 6th Principal Meridian, in Douglas County, Kansas, and containing eighty acres, more or less,

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Parties of the first part 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 and that they will warrant and defend the same against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Fifteen Hundred Dollars, according to the terms of One certain promissory note this day executed by the said Parties of the first part to the said party of the second part. Said note being given for the sum of Fifteen Hundred Dollars, dated 13th March 1889 due and payable in Five years from the date thereof, with interest thereon from the date thereof until paid, according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payments be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Seven Hundred Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of twelve per cent. per annum. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the party of the second part, his executors, administrators and assigns,