

Douglas, and State of Kansas, of the first part, and Edward Russell, of Lawrence, Kansas of the second part,

Witnesseth, That the parties of the first part, in consideration of the sum of Three Hundred Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: The North half of the North West Quarter of Section No. Twenty-seven (27) in Township No. Thirteen (13) of Range No. Twenty (20). Grantors reserve the right to pay Fifty Dollars or any multiple thereof on the principal of the note hereby secured on April 1st 1891 or at the end of any year thereafter by giving thirty days notice of such payment, 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; that they have good right to sell and convey said premises, and that they will Warrant and Defend the same against the lawful claim of all persons. This Grant is intended as a Mortgage to secure the payment of the sum of Three Hundred Dollars, and interest thereon, according to the terms of one certain mortgage note and eleven interest notes or coupons, this day executed by the said Parties of the first part to-wit: Note No. 1, for Three Hundred Dollars, due April first, 1894, all dated March eleventh 1889, payable to Russell & Metcalf or order, at the Importers & Traders National Bank of New York City N. Y. with interest payable semi-annually on the first days of April and October in each year, according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent;

And, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part.

But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable, at the option of the party of the second part; and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns, interest at the rate of 12 per cent per annum, computed annually on said principal note, from date thereof to the time when the money shall be actually paid,

The following is inclosed on original instrument.
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As witness my hand this 14th day of Sept. 1894.

Edward Russell

Recorded Sept. 4, 1894 at 9 o'clock PM James Brooks, Register of Deeds