

Douglas and State of Kansas, of the first part, and Mary St. Pritchett of same place of the second part

Witnesseth That the said party of the first part, in consideration of the sum of Three hundred Dollars to him duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and mortgage to the said party of the second part his heirs 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: Commencing at the intersection of two lines drawn as follows - one running due East from a point fifty rods North of the Southwest corner of the Southwest quarter of Section Thirty (30) Township thirteen (13) Range twenty (20) and the other running due North from a point thirty eight rods East of said Southwest corner thence East fifteen rods thence North fifteen rods thence West fifteen rods thence South fifteen rods to the place of beginning with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part does hereby covenant and agree that at the delivery hereof he is 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 he 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 Three hundred Dollars, due and payable in One year from date thereof, with interest thereon at six per cent per annum, according to the terms of one certain promissory note this day executed and delivered by said Ruben Pritchett to the said party of the second part; and this conveyance shall be void if such payment be made as in said note and in this instrument is specified.

And the said party of the first part hereby agrees to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon, and effect such insurance at the expense of said party of first part, and such taxes, penalties, costs and insurance, shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of twelve per cent per annum. But if default be made in the payment of said note, or any part thereof, or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said note and the interest thereon, and all taxes and insurance paid by said party of second part or her assigns, become and be due and payable, or not, at the option of said party of second part or assigns, said option to be exercised without any notice whatever; and it shall be lawful for the part of the second part her executors, administrators, or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law

The following is endorsed on the original instrument
In consideration of full payment of the within mortgage
I hereby release the same this 21st day of Jan 1893
Mary St. Pritchett

Recorded January 24th 1893
James C. Bzolla
Register of Deeds