

MORTGAGE RECORD

P. F. Foley, Clerk of the County of Douglas, Kansas

This Indenture, Made this third day of April in the year of our Lord one thousand eight hundred and eighty two between Theodore Poehler and Sophia Poehler his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Margaret Crozier of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Twenty five hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and mortgage to the said party of the second part her 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: The East half of the North East quarter of Section 9, T2S, R13E, containing Eighty acres more or less.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Theodore Poehler do 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

This grant is intended, as a Mortgage to secure the payment of the sum of Twenty five hundred Dollars according to the terms of one certain promissory note this day executed and delivered by the said Theodore Poehler to the said party of the second part: payable on ten days notice with interest from date until paid at the rate of five percent per annum payable semi annually

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part her executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part her executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said Theodore Poehler heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

Geo. A. Banks

Theodore Poehler

(SEAL.)

Sophia Poehler

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas ss.

Be it Remembered, That on this 4th day of April, A. D. 1892, before me, Geo. A. Banks a Notary Public in and for said County and State, came Theodore Poehler and Sophia Poehler his wife to me personally

known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires Dec 12th 1892. Geo. A. Banks

Notary Public.

Recorded April 4 - A. D. 1892, at 6¹⁵ o'clock P. - M.

James Brooks

Reg. Lathe of Deeds

This mortgage was recorded on the 4th day of April 1892 at 6:15 P.M. in the County of Douglas, Kansas. The mortgage was released, and the lien hereby created is discharged. Witness my hand and seal this 4th day of April 1892. Margaret Crozier, Recorder of Deeds.