

This Indenture, Made this 28 day of April in the year of our Lord one thousand eight hundred and eighty Ninety between Hattie M. Bodwell an unmarried woman of Baldwin City in the County of Douglas and State of Kansas of the first part, and Delia A. Phillips of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Five Hundred (\$500) DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents doth 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 North half (1/2) of the fourth west quarter (1/4) of the Northwest Quarter (1/4) Section No. 16 in Township No. 15 North of Range No. 20 East of the 6th P.M. Kansas 20 acres more or less

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Hattie M. Bodwell doth hereby covenant and agree that at the delivery hereof she 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 Five Hundred Dollars according to the terms of one certain Bond this day executed and delivered by the said Hattie M. Bodwell to the said party of the second part: due and payable May 1, 1890, with interest at ten per cent per annum after default until paid. The interest until maturity is evidenced by ten coupons attached to said Bond.

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 Hattie M. Bodwell heirs and assigns.

In Witness Whereof, The said party of the first part, has hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

Hattie M. Bodwell (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 28 day of April, A. D. 1890, before me, L. A. Steele, a Notary Public in and for said County and State, came Hattie M. Bodwell unmarried

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 June 17 1890.

L. A. Steele

Notary Public.

Recorded April 28 A. D. 1890, at 5 o'clock P. M.

James Brooks
Register of Deeds.

The following is entered on the original instrument:
The note herein described having been paid in full this mortgage
is hereby released and the lien hereby created is changed
As witness my hand and seal this 19th day of May A.D. 1904. Delia A. Phillips.
By V. P. Phillips, her attorney at law.

Recorded May 18, 1904.
W. C. Cunningham
Register of Deeds.

