

MORTGAGE RECORD

P. T. Foley, Blank Book Manufacturer, Lawrence, Kans.

This Indenture, Made this 28th day of May in the year of our Lord one thousand eight hundred and eighty ninety between Julius Buermann Jr. and Dora Buermann, his wife of Douglas in the County of Douglas and State of Kansas of the first part, and Julius Buermann, Sr., of Lake County Missouri of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One thousand 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 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: The West half of the North West quarter of Section No Nine (9) in Township No Twelve (12) South, of Range No Nineteen (19) East of the 6th M., containing eighty acres of land, more or less; subject to the right of way of the Kansas City, Topeka and Western Railroad Company; subject also to a mortgage of even date, given to Esther Yates, for the sum of Nineteen hundred Dollars

with all 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 except as above noted and that they will warrant and defend the same in the quiet and peaceable possession of said party, his heirs and assigns forever, against all persons lawfully claiming the same.

This grant is intended as a Mortgage to secure the payment of the sum of One thousand Dollars according to the terms of one certain mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part: due in two years from date, with interest at the rate of five per cent per annum from date until paid, interest payable 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 his 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 his 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 surplus, if any there be, shall be paid by the party making such sale on demand to the said parties of the first part, their heirs and assigns.

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

Signed and delivered in presence of

Julius Buermann (SEAL.)
Dora Buermann (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 28th day of May, A. D. 1890, before me, Wm D. Sinclair, a Notary Public in and for said County and State, came Julius Buermann Jr. and Dora Buermann, his wife to me personally known to be the same persons 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 Sept - 13th 1892. Wm D. Sinclair Notary Public.
Recorded May - 28 A. D. 1890, at 4¹⁰ o'clock P. M.

James Brooks Reg. Lat. of Deeds.

*The following is indicated in the original instrument
The parties herein described having been paid in full the money
is hereby released and the debt hereby created is hereby
extinguished and the first and last of the money
received by the parties herein named*

*Recorded p. 1 c. 18, 1900
J. B. Buermann
Agent of Deeds.*