

The following is a copy of the original instrument
 1160000 Lawrence St. 5th Decr 1895 Received of James M. Charles the within named
 mortgagor of sum of six hundred and 00/100 dollars in full satisfaction of the within mortgage
 Given with paper. Admunt State
 Mary A. Lewis deceased
 the within named Mortgagee

Recorded February 29th 1896

James M. Charles
 Mortgagee of said premises

This Indenture, Made this Tenth day of December in the year of our Lord, one thousand eight hundred and eighty nine between James M. Charles of Endora Township in the County of Douglas and State of Kansas an unmarried man of the first part, and Mary A. Lewis of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of six hundred Dollars, to him duly paid, the receipt of which is hereby acknowledged, hath 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 Southwest quarter of the North East quarter of Section number Twelve (12) in Township number Thirteen (13) South of Range number Twenty (20) East of the Sixth Principal Meridian in Douglas County aforesaid, with the appurtenances, and all the the estate, title and interest of the said party of the first part therein. And the said James M. Charles 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 six hundred Dollars, according to the terms of one certain promissory note this day executed by the said party of the first part to the said party of the second part, said note being given for the sum of six hundred Dollars, dated 10th Decr. 1889 due and payable in two years from the date thereof, with interest thereon from the date thereof until paid, according to the terms of said note and coupon thereto attached. And this conveyance shall be void if such payment be made as in said note and coupon thereto attached, and as is hereinafter specified. And the said party of the first part hereby agrees to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Dollars in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the part of the first part and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of twelve per cent. per annum. And in case of default in the payment of any interest, coupon herein covenanted to be paid for the period of ten days after the same becomes due, or in default of performance of any covenant herein contained, the said party of the first part agrees to pay