This Indenture, Made this first day of February in the year of our Lord one thousand eight hundred and ninety between Riley Brown and Nancy Brown his wife (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Edward Russell of Lawrence Kansas of the second part.

Witnesseth, That the parties of the first part, in consideration of the sum of Six hundred Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows to-wit: The North Twenty five (25) acres of the Southeast quarter of the Northeast quarter of Section Thirteen (13) in Township Twelve (12) of Range Nineteen (19) with 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; that they have good right to sell and convey said premises, and that they will Warrant and Defend the same against the lawful claim of all persons. This Grant is intended as a mortgage to secure the payment of the sum of Six hundred Dollars, and interest thereon, according to the terms of one certain mortgage note and ten interest notes or coupons this day executed by the said parties of the first part to wit:

Note No. 1. for Six hundred Dollars, due March 1st, 1895 all dated February 1st 1890, payable to Russell & Metcalf or order, at the Importers and Traders National Bank of New York City, N.Y., with interest payable semi-annually on the first days of March and September in each year, according to coupons attached to said note. The parties of the first part further agrees that they will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said ~~on said~~ property insured for $300. in some approved Insurance Company, payable in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee, as collateral security hereto.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon or of said taxes or assessments as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option

The following is indorsed on the original instrument
The note herein described having been paid in full the mortgage is hereby released and the lien thereby created discharged.
As witness my hand this 18th day of February A.D. 1895.
E. M. Osmond
attest: Wm R. Smith
George E. Goldbeck
Notary Public
(L.S.)
Recorded March 2nd 1895.
James Brooks
Register of Deeds

(For assignment see Book 31 Page 5)