

This Indenture, Made this 25th day of February A.D. 1890 between Gust W. Carlson and Mary C. Carlson his wife of Douglas County, in the State of Kansas of the first part and Hunt & Evans of Shawnee County, in the State of Kansas of the second part:

Witnesseth, That said parties of the first part, in consideration of the sum of Forty \$40.00 and ... Dollars the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all the following described Real Estate, situated in the County of Douglas and State of Kansas to wit: The north west quarter (1/4) of the south west quarter (1/4) of section thirteen (13) township fifteen (15) range seventeen (17) east.

To have and to hold the same, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining forever.

Provided, Always, And these presents are upon this express condition, that whereas said parties of the first part have this day executed and delivered a certain promissory note in writing to said parties of the second part, of which the following is a copy: Loan No. 1116.
\$40.00 Topeka, Kansas Feb. 25th, 1890.

For Value Received, we promise to pay to the order of Hunt & Evans, Forty Dollars, at their office, in Topeka Kansas, in ten equal semi-annual installments of \$4.00 each, payable as follows, to wit:

Four Dollars on Aug. 25th 1890	Four Dollars on Feb. 25th 1893
Four Dollars on Feb. 25th 1891	Four Dollars on Aug. 25th 1893
Four Dollars on Aug. 25th 1891	Four Dollars on Feb. 25th 1894
Four Dollars on Feb. 25th 1892	Four Dollars on Aug. 25th 1894
Four Dollars on Aug. 25th 1892	Four Dollars on Feb. 25th 1895

with interest on each installment from date due until paid, at 10 per cent per annum; but it is expressly understood and agreed, that if default be made in the payment of any one of the installments, then the whole amount, and each and every installment unpaid, shall at the election of the legal holder hereof, without notice, at once become and be due and payable, and shall draw interest from the date hereof until paid, at 10 per cent per annum, anything herein to the contrary notwithstanding. Appraisement Waived.

This note is negotiable and transferable, and is secured by a second Mortgage on Real Estate in Douglas County, Kansas

Now, If said parties of the first part shall cause to be paid to said parties of the second part, their heirs or assigns, said sum of money in the above described note mentioned together with the interest thereon, according to the terms and tenor of the same, then these presents shall be

The following is indorse on the original instrument
\$40.00 Feb. 6, 1895 Received of Gust W. Carlson the within named mortgage
the sum of Forty Dollars, in full satisfaction of the within mortgage
Hunt & Evans

By J. H. Hunt partner

Recorded February 7th 1895

M. W. Carlson