

in the County of Douglas and State of Kansas of the first part and William H. Pomeroy of the second part:

Witnesseth that the said parties of the first part in consideration of the sum of Thirteen hundred 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 North One hundred (100) acres of the South East quarter of Section number Six (6) in Township Thirteen (13) Range Nineteen (19) Douglas County Kansas with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Frank W. Eastland and Lizzie O. Eastland 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, and that they 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 Thirteen hundred Dollars according to the terms of one certain promissory note this day executed by the said parties of the first part to the said party of the second part, said note being given for the sum of Thirteen hundred Dollars, dated 22nd February 1890 due and payable in five years from the date thereof, with interest thereon from the date thereof until paid according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said parties of the first part hereby agree 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 mortgage in the sum of Six hundred Dollars in some insurance company satisfactory to said mortgage, 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 parties 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 percent 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 parties of the first part agree to pay to the party of the second part, or his admin-

The following is entered on original instrument.
 \$ 1300
 Received of J. Groveson in full the within-stated mortgage the sum of Thirteen Hundred & 00/100 Dollars in full satisfaction of the within mortgage.
 Lawrence Melh 10th 1891.
 Wm. H. Pomeroy
 Recorded March 10, 1891 at 10⁰⁰ o'clock A.M. James Brooks Register of Deeds
 W. H. Groveson Deputy