

first part, and E. J. Parker of the second part.

Witnesseth That the said party of the first part, in consideration of the sum of seven hundred and forty Dollars, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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: North One hundred and fifty feet of Lots Ninety Eight (98) and One hundred (100) Chapel St. & the Fifty (50) feet South of & adjoining the North Fifty (50) feet of Lots One hundred and one One hundred and two (102) One hundred and four (104) and One hundred and six (106) on Chapel Street Baldwin City Douglas Co. Kansas with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said M. M. Hammond do hereby covenant and agree that at the delivery hereof she 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 she will warrant and defend the same against all claims whatsoever. This Grant is intended as Mortgage to secure the payment of the sum of seven hundred and forty Dollars, according to the terms of One certain promissory note this day executed by the said M. M. Hammond to the said party of the second part, said note being given for the sum of seven hundred and forty Dollars, dated May 15th 1890 due and payable in five years from 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 herein after 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 mortgage, in the sum of seven hundred and forty Dollars, in some insurance company satisfactory to said mortgage, in default whereof the said mortgage may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the party 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 10 per cent per annum. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second

The following is, endorsed on the original instrument
the note, herein described, having been paid in full this mortgage
is hereby released and the lien thereby created, discharged.
As witness my hand this first day of October, A.D. 1891
E. J. Parker

Recorded October 2nd 1891