

This Indenture, made this 10th day of January AD 1891, between James S. Best and Vesta C. Best his wife of Shawnee County, in the State of Kansas, of the first part, and Hannah M. Walker 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 Two hundred and fifty (\$250⁰⁰) and $\frac{1}{100}$ Dollars, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey, unto said party of the second part, her heirs and assigns, all the following-described real estate, situated in Douglas County and State of Kansas to wit: The South East quarter (1/4) of the North West quarter (1/4) of Section Thirty one (31) Township Eleven (11) Range Eighteen (18) containing forty acres of land

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever. Provided, Always, And these presents are upon this express condition, that whereas, said James S. Best and Vesta C. Best his wife have this day executed and delivered their certain promissory note in writing to said party of the second part, of which the following is a copy:

\$250⁰⁰

Popeka Kansas January 10th 1891.

One year after date we promise to pay to the order of Hannah M. Walker Two hundred and Fifty Dollars, at eight per cent interest from date payable semi annually, Value Received.

James S. Best
Vesta C. Best

Now, If said parties of the first part shall pay or cause to be paid to said party of the second part, her 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 wholly discharged and void, and otherwise shall remain in full force and effect. But if said sum or sums of money, on any part thereof, or any interest thereon, is not paid when the same is due, and if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, then the whole of said sum and sums and interest thereon shall, and by these presents become due and payable, and said party of the second part shall be entitled to the possession of said premises.

In Witness Whereof, The said parties of the first part have hereunto set their hands, the day and year first above written

James S. Best
Vesta C. Best

State of Kansas Shawnee County, ss.

Be it Remembered, That on this 10th day of January AD 1891, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came