This Indenture, Made this 9th day of June in the year of our Lord, one thousand eight hundred and ninety one, between Sarah J. Wizer, a widow (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 Eighty five and 80/100 Dollars, to her in hand paid, the receipt whereof is hereby acknowledged, has sold, and by these presents does 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: Lots One (1) and Two (2) and South half of the South east quarter of Section Twenty nine (29) in Township Eleven (11) of Range Eighteen (18) with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said party of the first part does hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein; that she has good right to sell and convey said premises, subject however to a prior mortgage for $850 of this date, made to Edward Russell.

This Grant is intended as a Mortgage to secure the payment of the sum of Eighty five and 80/100 Dollars, according to the terms of ten certain mortgage notes this day executed by the said party of the first part all dated June 9. 1891, payable to Russell & Metcalf or order, at the Importers and Traders National Bank, in New York City.

Now, If such payment be made as herein specified, this conveyance shall be void and shall be released upon demand of the party 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 in the taxes or assessments, or if default be made in the payments upon the first mortgage or any agreement therein, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns, interest at the rate of 10 per cent. per annum computed annually on said notes from the date thereof to the time when the money shall be actually paid, and any payment made on account of interest shall be credited in said computation so that the total amount of interest collected shall be and not exceed the legal rate of 10 per cent; but the party of the the second part may pay any unpaid taxes charged against said property, or may pay the interest coupons upon the first mortgage, and may pay for any insurance required under the

The following is indorsed on the Original Instrument.
The note herein described having been paid in full this Mortgage is hereby released and the lien thereby created discharged.
Edward Russell

Recorded June 30" 1896
James Brooks
By Fred Brooks Deputy Register of Deeds