

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 27 day of January in the year of our Lord one thousand eight hundred and ninety one between Peter Magers and Mary J. Magers his wife of Clinton in the County of Douglas and State of Kansas of the first part, and L. S. Steele of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Fifty 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 west half of S.W. 1/4 Sec No 22 Township 13 South Range 15 East (except 10 acres in S.W. corner) also S.W. 1/4 of S.W. 1/4 Sec 27 T 13 R 15.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Peter Magers does hereby covenant and agree ^{that} at the delivery hereof he is 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 Except a mortgage of \$500 to Allen A. Hicks

This grant is intended as a Mortgage to secure the payment of the sum of Fifty according to the terms of one certain Note this day executed and delivered by the said Peter Magers to the said party of the second part; payable in ten semi-annual installments of \$5.00 each on the first days of September 1891 and every six months thereafter.

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part his executors, administrators or assigns; and out of all moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said Peter Magers his heirs and assigns.

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

Signed and delivered in presence of

Peter Magers (SEAL.)
Mary J. Magers (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF KANSAS, }
 County of Douglas } ss.

Be it Remembered, That on this 27 day of January, A. D. 1891, before me J. W. Christian, a Notary Public in and for said County and State, came Peter Magers and Mary J. Magers his wife to me personally

known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires Dec 27 1891 J. W. Christian Notary Public.
 Recorded Jan 31 A. D. 1891, at 9 o'clock A M.

James Brooks
 Register of Deeds

In consideration of full payment of a within mortgage I hereby release the same this 21 day of August 1891.

Witness
L. S. Steele
 Fred Brooks Deputy Register of Deeds.