

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 28th day of February in the year of our Lord one thousand eight hundred and ninety one,
James Evers and Amanda Evers his wife
 of Lawrence in the County of Douglas and State of Kansas
 of the first part, and Leapha C. Brown
 of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Seven 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 her 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 Northeast quarter (1/4) of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section One (1) Township Thirteen (13) in Range Nineteen (19) also Beginning twenty (20) rods North of a point twenty (20) rods east of the Southwest corner of Northwest quarter (1/4) of Section Six (6) Township Thirteen (13) in Range Nineteen (19) and of S. M. Linn North five (5) rods, East Twenty (20) rods, South Twelve (12) rods, West Twenty (20) rods to beginning one and a half (1 1/2) acres

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 state of inheritance therein free and clear of all incumbrances

This grant is intended as a Mortgage to secure the payment of the sum of Seven Hundred Dollars according to the terms of two certain promissory notes this day executed and delivered by the said James and Amanda Evers to the said party of the second part: Payable Three Hundred Dollars in one year and Four Hundred Dollars in two years from date with interest at the rate of Seven per cent per annum payable annually

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 her 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 her 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 James Evers his heirs and assigns.

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

Signed and delivered in presence of

James Evers (SEAL.)
Amanda Evers (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF KANSAS, }
 County of Douglas } ss.

Be it Remembered, That on this 28th day of February, A. D. 1891, before me Alfred Whitman, a Notary Public in and for said County and State, came James Evers and Amanda Evers his wife to me personally known to be the same persons 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 July 17 1895 Alfred Whitman Notary Public.
 Recorded Feb - 3 A. D. 1891, at 11 o'clock A M.

James Brooks
 Register of Deeds

The following is endorsed on the original instrument
 the notes herein described having been paid in full, this mortgage
 is hereby released and the lien thereby created discharged
 As witness my hand this 2 day of Sept. A.D. 1895
 Leapha C. Brown

Recorded September 16th 1895
 J. L. Brooks
 Register of Deeds