

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 4th day of March in the year of our Lord one thousand eight hundred and ninety one between Frank Vantrier and Martha Vantrier, his wife of Baldwin in the County of Douglas and State of Kansas of the first part, and C. B. Rice of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of (\$1200) Twelve 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 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 South Half (1/2) of the North East Quarter (1/4) of Sec. Thirteen (13) Twp. Fifteen (15) Range Twenty (20) Containing eighty acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said Frank Vantrier and wife do hereby covenant and agree at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances

This grant is intended as a Mortgage to secure the payment of the sum of (\$1200) Twelve hundred dollars according to the terms of One certain promissory note this day executed and delivered by the said Frank Vantrier and wife to the said party of the second part: One note of \$1200 - due on or before five years after date of Mar 4 1891 with interest thereon at the rate of 7 1/2% 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 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 Frank Vantrier, his wife or heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seal the day and year first above written. In above alterations were made before the execution of this instrument

Signed and delivered in presence of

C. E. Dallas

B. E. Van Tris

Frank Vantrier

Martha E. Van Tris

STATE OF KANSAS,

County of Douglas

} ss.

Be it Remembered, That on this 4th day of March, A. D. 1891, before me Chester E. Dallas, a Notary Public in and for said County and State, came Frank Vantrier and Martha Vantrier husband and 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 Dec 16 1894

C. E. Dallas

Notary Public.

Recorded March 30 A. D. 1891, at 12 o'clock A. M.

James Brooks

Register of Deeds

The following is indorsed on the original instrument  
The notes herein described having been paid in full, this mortgage is hereby released, and the line thereby created is discharged.  
As witness my hand, this 3rd day of May, A. D. 1897  
C. E. Rice, C. K. Grader, R. H. Pearson  
Executors of the will of C. B. Rice deceased

Recorded May 15 1897  
James Brooks