

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this First day of October in the year of our Lord one thousand eight hundred and Ninetyone between Elijah M. Dixon and Sarah A. Dixon his wife of Baldwin in the County of Douglas and State of Kansas of the first part, and Anna M. Armstrong of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Six Hundred and Fifty (\$650) 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 South East Quarter of the North East Quarter of Section No. 25 in Township No. 15 South Range No. 20 East of the Sixth Principal Meridian Kansas containing 40 acres more or less

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Elijah M. Dixon and Sarah A. Dixon do hereby covenant and agree at the delivery hereof that 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 Six Hundred and Fifty (\$650) Dollars according to the terms of one certain note this day executed and delivered by the said Elijah M. Dixon and Sarah A. Dixon to the said party of the second part: Payable in three years after date with interest at 9% per annum according to the coupons, May and Oct. 1st of each year

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 Elijah M. Dixon and Sarah A. Dixon their 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

Elijah M. Dixon (SEAL)
Sarah A. Dixon (SEAL)
 (SEAL)
 (SEAL)

STATE OF KANSAS, } ss.
 County of Douglas

Be it Remembered, That on this 1 day of October, A. D. 1891, before me Joseph Pittman, a Notary Public in and for said County and State, came Elijah M. Dixon Sarah A. Dixon 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 9 1893 Joseph Pittman Notary Public
 Recorded Oct 6 A. D. 1891, at 9 45 o'clock A M.

James Brooks Register of Deeds

The note secured by the mortgage herein recorded having been paid in full said mortgage is hereby released and the lien thereby created discharged. As witness my hand this November 13th 1891

Witness
James Brooks
 Register of Deeds

