

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this Tenth day of November in the year of our Lord one thousand eight hundred and ninety one between Phillip A. Simmons and Elmira Simmons husband and wife of Marion Township in the County of Douglas and State of Kansas of the first part, and McCormick Harvesting Machine Company of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Two thousand three hundred thirty two 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 its 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: All of the South East Quarter of Section thirty two (32) Township four (4) Range Eighteen (18) East of the Sixth Principal Meridian in Douglas County Kansas according to the United States Government Survey

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Phillip A. Simmons and Elmira Simmons 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 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 Five thousand three hundred thirty two Dollars and interest thereon according to the terms of One certain promissory note this day executed and delivered by the said Phillip A. Simmons and Elmira Simmons to the said party of the second part: and as testimony whereof the parties have hereunto set their hands and seals at Lawrence, Kansas, this Tenth day of November 1891 and before the first day of January 1892 for value received in promise to pay to the McCormick Harvesting Machine Company a corporation organized and existing under the laws of the State of Illinois its chief office and place of business in the City of Chicago County of Cook State of Illinois or order at office of McCormick Harvesting Machine Company, One thousand three hundred thirty two Dollars with interest at eight per cent per annum from date first due, the principal 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 its 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 its 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 Phillip A. Simmons and Elmira Simmons their heirs and assigns.

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

Signed and delivered in presence of

C. D. Nelson

E. W. Yeager

Phillip A. Simmons (SEAL)

Elmira Simmons (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS, } ss.
Douglas County

Be it Remembered, That on this 10th day of November, A. D. 1891, before me a Justice of the Peace, a Notary Public in and for said County and State, came Phillip A. Simmons and Elmira Simmons 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 18

Recorded Nov 14 A. D. 1891, at 11 o'clock P. M. James Bond a Justice of the Peace

James Brooks Registrar of Deeds

Released See Book 25 Page 264