

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 2 day of April in the year of our Lord one thousand eight hundred and ninety two between Tabitha Peters widow of Lawrence in the County of Douglas and State of Kansas of the first part, and Joseph Peters of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Three hundred and Twenty five DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has she sold and by these presents does 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: North West Quarter of North East Quarter of Section No. Nine in Township No. Fourteen (13) South of Range No. Twenty (20) East of the 6th P.M. in Kansas.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Tabitha Peters does hereby covenant and agree that the delivery hereof she 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.

This grant is intended as a Mortgage to secure the payment of the sum of Three hundred and Twenty five Dollars according to the terms of one certain note this day executed and delivered by the said Tabitha Peters to the said party of the second part: twice three years with interest according to three coupons

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 Tabitha Peters heirs and assigns.

In Witness Whereof, The said party of the first part, has hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

Tabitha Peters (SEAL.)  
(SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS, } ss.  
Douglas County

Be it Remembered, That on this 2 day of April, A. D. 1892, before me L. I. Steele, a Notary Public in and for said County and State, came Tabitha Peters widow

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 June 15 1894 L. I. Steele Notary Public.

Recorded April 5 A. D. 1892, at 3 o'clock P. M.

the following is recorded on the original instrument  
150 May 17 1901  
Received of Tabitha Peters one hundred and fifty  
dollars from the registered mortgage of  
the within mortgage  
Elmer Peters.

Recorded May 17 1901  
By L. I. Steele Register of Deeds - By L. B. D. Spence - Deputy -

The following was indorsed on the original instrument  
For value received I do hereby sell and assign this mortgage and the notes thereon described to Alice Peters this 18 day of October A.D. 1898

Joseph Peters  
My Father North Lewis  
His Attorney in fact

in and for the County and State of Kansas  
to the same person who executed the  
original instrument  
in and for the County and State of Kansas

I have hereunto set my hand and affixed my seal on the day and year last above written.

L. I. Steele  
Notary Public

State of Kansas  
County of Douglas

Recorded Oct. 18 1898

By L. I. Steele

Register of Deeds

By L. I. Steele

Notary Public