

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this Fifth day of May in the year of our Lord one thousand eight hundred and ninety two between Calvin Y. Perkins and Dolie W. Perkins his wife of Wakarusa in the County of Douglas and State of Kansas of the first part, and William Altshuler of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of sixteen 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: Commencing Twenty seven (27) rods West of the North East corner of the South East quarter of Section No. Thirty four (34) in Township No. Twelve (12) N. Range No. Twenty (20) E. thence West Forty (40) rods thence South One hundred and sixty (160) rods thence East Forty (40) rods thence North One hundred and sixty (160) rods to the place of beginning and containing Forty (40) acres of land 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 parties of the first part 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 sixteen hundred dollars in three years according to the terms of One certain Note and coupons this day executed and delivered by the said parties of the first part to the said party of the second part: Insurance to the amount of Eight hundred dollars to be maintained on the buildings on said premises

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 parties of the first part 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

Calvin Y. Perkins (SEAL)
Dolie W. Perkins (SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS, } ss.
Douglas County

Be it Remembered, That on this Fifth day of May, A. D. 1892, before me Joseph E. Riggs, a Notary Public in and for said County and State, came Calvin Y. Perkins and Dolie W. Perkins 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 March 2^d 1896 Joseph E. Riggs Notary Public
Recorded May 5 A. D. 1892, at 4 o'clock P. M.

James Brooks Register of Deeds

The following is indorsed on the original instrument
Received of C. Y. Perkins Pmt. in full the within named mortgage
the sum of and 100 Dollars, in full satisfaction of the within mortgage
Wm. Altshuler
July 27 - 1902

Recorded July 30, 1902
By J. P. Bowman
Register of Deeds
By Willie Robinson
Deputy

