

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 20th day of June in the year of our Lord one thousand eight hundred and ninety two between Edmund R. Eaton and Nancy E. Eaton his wife of Baldwin in the County of Douglas and State of Kansas of the first part, and Baldwin City Bank of the second part,

Witnesseth, That the said part of the first part in consideration of the sum of Seven thousand 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 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 North West quarter fractional Sec One (1) Township Fifteen (15) and Range Twenty and the North East quarter fractional of Section Two (2) Township Fifteen (15) and Range Twenty (20) containing three hundred twenty acres more or less according to the govt. survey

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Edmund R. Eaton and Nancy E. Eaton 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 state of inheritance therein free and clear of all incumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of Seven thousand Dollars according to the terms of one certain promissory note this day executed and delivered by the said Edmund R. Eaton and wife to the said party of the second part:

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 heirs and assigns executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisal hereby waived or not at the option of the party of the second part heirs and assigns 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 parties making such sale on demand to the said Edmund R. Eaton and Nancy E. Eaton his wife heirs and assigns.

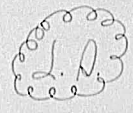
In Witness Whereof, The said parties of the first part, have hereunto set their hands and seal the day and year first above written.

Signed and delivered in presence of

Edmund R. Eaton (SEAL.)
Nancy E. Eaton (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, }
Douglas County } ss.

Be it Remembered, That on this 20th day of June, A. D. 1892, before me J. P. Haughter, a Notary Public in and for said County and State, came Edmund R. Eaton and Nancy E. Eaton 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 Feb - 6 - 1895 J. P. Haughter Notary Public.
Recorded June - 28 - A. D. 1892, at 5 o'clock P. M.

James Brooks Register of Deeds

The following is indorsed on the original instrument
\$7,000.00
Lawrence Kansas April 30th 1893
Record of Edmund R. Eaton and Nancy E. Eaton the within named mortgage
the sum of seven thousand dollars, in full satisfaction of the within mortgage
"Wool" Baldwin City Bank
By J. E. Hair
To Carrier
Recorded April 20th 1893
J. M. Brooks