

This Indenture, Made this seventh day of October in the year of our Lord one thousand eight hundred and ninety one between Ira S. Steele and Mary D. Steele his wife being of lawful age of the County of Douglas and State of Kansas of the first part; and Wilder S. Metcalf of Lawrence, Kansas of the second part.

Witnesseth, That the parties of the first part, in consideration of the sum of thirty two hundred Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part his heirs and assigns forever, the following tracts or parcels of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: The Northwest quarter, and the North half of the Southwest quarter of Section fourteen (14) in Township Thirteen (13) of Range Seventeen (17), also the North west quarter of Section twenty (20) in Township Thirteen (13) of Range Eighteen (18) with 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 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, that they have good right to sell and convey said premises and that they will warrant and defend the same against the lawful claim of all persons.

This grant is intended as a mortgage to secure the payment of the sum of thirty two hundred Dollars, and interest thereon, according to the terms of one certain mortgage note and ten interest notes or coupons, this day executed by the said parties of the first part to wit:

Note No. 1, for thirty two hundred Dollars, due October 1st 1896 all dated October 1st 1891, payable to Russell Metcalf or order, at the Importers and Traders National Bank of New York City, N.Y., with interest payable semi-annually on the first days of April and October in each year, according to coupons attached said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent.

And if such payments be made as herein specified, this conveyance shall be valid, and shall be released upon demand of the parties of the first part. But in default be made in the payment of said principal sum or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, then this conveyance shall become absolute and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part; and in case of such default of any sum covenanted to be paid for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns interest at the rate of 10 per cent per annum computed annually on said principal note, from date thereof to the time when the money shall be actually

(For Steele) See Book 3, 5-Page 1402

Recorded Oct 31, 1891 at 8 o'clock A. M. James Brooks Register of Deeds

Wilder S. Metcalf

S. D. Steele

My commission expires on the 15th day of June 1894

The following is a true and correct copy of the original instrument as the same was presented to me for recording, and I have compared the same with the original instrument, and find it to be a true and correct copy of the original instrument, and I have signed and sealed the same, and I have filed the same in my office, and I have given a true and correct copy of the same to the parties to the same, and I have given a true and correct copy of the same to the County of Douglas, Kansas, and I have given a true and correct copy of the same to the State of Kansas, and I have given a true and correct copy of the same to the United States of America, and I have given a true and correct copy of the same to the people of the State of Kansas, and I have given a true and correct copy of the same to the people of the United States of America, and I have given a true and correct copy of the same to the people of the world.