

This Indenture, Made this sixteenth day of November in the year of our Lord one thousand eight hundred and ninety one between Justus Howell and Annetta W. Howell husband and wife of the County of Douglas and State of Kansas of the first part, and Crispen Lawrence & Co. of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of One Hundred and Fifty Dollars to them duly paid the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said parties of the second part, their heirs and assigns forever all that tract or parcel of land situated in the County of Douglas and State of Kansas, as follows to wit: The South East quarter of Section Eighteen (18) in Township Twelve (12) South of Range Nineteen (19) East of the Sixth P. M. and containing One hundred and Sixty (160) acres more or less subject to a prior Mortgage to Crispen Lawrence & Co. of Fifteen Hundred (\$1500) Dollars 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 except as herein before stated. This Grant is intended as a Mortgage to secure the payment of the sum of one certain promissory note this day executed and delivered by the said Justus Howell and Annetta W. Howell to the said Crispen Lawrence & Co. payable at Salina, Kansas, in installments, as follows to wit: Fifteen Dollars on the 16th day of May 1892. Fifteen Dollars on the 16th day of November 1892. Fifteen Dollars on the 16th day of May 1893. Fifteen Dollars on the 16th day of November 1893. Fifteen Dollars on the 16th day of May 1894. Fifteen Dollars on the 16th day of November 1894. Fifteen Dollars on the 16th day of May 1895. Fifteen Dollars on the 16th day of November 1895. Fifteen Dollars on the 16th day of May 1896. Fifteen Dollars on the 16th day of November 1896 with the interest thereon according to said promissory note, to said parties of the second part and their assigns. And this conveyance shall be void if such payments be made as herein before specified. And the parties of the first part agree to pay all taxes assessed on said premises before any penalties, costs or interests shall accrue on account thereof. But if default be made by the parties of the first part in the payment of the aforesaid note, or any installment thereof, or any part thereof when due, or interest thereon according to the tenor of said note, or the taxes assessed on said premises then this conveyance shall become absolute, and said promissory note, and all taxes, penalties, costs and interest thereon which may have been paid by the parties of the second part, their executors, administrators or assigns shall at once become matured and be due and payable, and shall draw interest from maturity at ten percent per annum payable semi-annually, and the legal holder hereof shall be entitled to immediate possession of the above described premises, and to receive the rents, issues and profits arising therefrom and it shall be lawful for said parties of the second part, their executors, administrators

(The following is endorsed on the original instrument)
The within described mortgage paid and this mortgage is hereby released, this 9th day of Nov. 1896.

Crispen Lawrence & Co.
by J. J. Crispen, partner.

Recorded Nov 3 1896

Wm. L. Lawrence,
Register of Deeds.