

We Nellie A. Brownlee and M. B. Brownlee her husband of Wayne County, State of Iowa first party, for the consideration of \$150.00 do hereby sell and convey to the New England Loan and Trust Company second party, its successors or assigns, an indefeasible estate in fee simple absolute in and to the following-described real estate in Douglas County, State of Kansas, to-wit: The Northwest fractional quarter of Section Thirty one (31) in Township Thirteen (13) South, of Range Twenty (20) East of the sixth principal meridian containing 160 acres, more or less as shown by the United States government survey. This conveyance is junior and subsequent to a mortgage upon the same real estate for \$2000.00 of even date herewith, in which each party is the same as herein.

It is agreed that if a promissory note for \$150.00 payable in ten installments, at the office of said company in Kansas City, Missouri made and delivered this day by the first party to the second party, and secured hereby be paid, according to the terms thereof, and the several coupons named in said prior mortgage be paid as herein provided, and the several agreements made by said first party in said prior mortgage be faithfully performed, then this conveyance shall be void and be released at the expense of the first party or assigns.

However, any installment of the said promissory note, or any of said coupons become delinquent, or the second party pay out any sum or sums under the terms of said prior mortgage, for insurance, taxes, assessments or to procure release of statutory lien claims, or the said prior mortgage is paid off in full, then at the election of said second party, the whole of the balance of said installment note shall become due, and shall bear interest at the rate of ten per centum per annum from the date thereof; and to any judgment rendered upon said note there may be added the amount of said coupons then delinquent, and all the sums so paid for insurance, taxes, assessments, and to release statutory lien claims, with interest upon all said sums at the rate of ten per centum per annum, and the proceeds of foreclosure and sale under this mortgage shall be applied in the payment of the entire amount so due.

Foreclosure may be made with or without appraisal, at option of party foreclosing.

Dated this third day of June 1892.
Signed in presence of
B. D. Everett
D. D. Shirley
State of Iowa.

Nellie A. Brownlee
M. B. Brownlee

County } ss. Be it Remembered, that on this 3rd day of June 1892 before me, a Notary Public in and for said County and State, came Nellie A. Brownlee and M. B. Brownlee her husband who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the execution of the same.

Witness my hand and official seal the day and year last

The following is indorsement on Original Instrument.
We, having received full payment of all the indebtedness secured by the within mortgage and the same is hereby released.
Dated at New York, N.Y. this 14th day of April 1897
New England Loan & Trust Co.
By D. O. Ashbaugh, President
Filed for Record
Recorded June 24th 1897
Notary Public
D. D. Shirley
State of Iowa