sum of Two Thousand Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have Granted, Bargained and Sold, and by these presents do Grant, Bargain, Sell, Convey and Confirm unto the said party of the second part, and to its successors and assigns forever, all of the following described land, lying and situate in the County of Douglas and State of Kansas, to-wit: The South East Quarter of Section Ten (10) Township Fifteen (15) South Range Twenty (20) East of the Sixth Principal Meridian, containing One hundred and Sixty (160) acres, according to Government Survey. Except One (1) acre for School House in the South East corner.

To Have and to Hold the same with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part and to its successors and assigns forever. 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, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns forever, against the lawful claims of all persons whomsoever.

Provided Always, and this instrument is made, executed and delivered upon the following conditions, to-wit:

First. Said Edmund K. Eaton and Nancy E. Eaton are justly indebted unto the said party of the second part in the principal sum of Two Thousand Dollars, lawful money of the United States of America, being for a loan thereof made by the said party of the second part to the said Edmund K. Eaton and Nancy E. Eaton and payable according to the tenor and effect of One certain First Mortgage Real Estate Note, executed and delivered by the said Edmund K. Eaton and Nancy E. Eaton bearing date April 1st 1892 and payable to the order of the said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, on the first day of April 1897 at its office in Hartford, Connecticut, with interest thereon from date until maturity at the rate of Seven per cent per annum, payable semi-annually, on the first days of October and April in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by ten coupons attached to said principal note, and of even date therewith, and payable to the order of said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, at its office in Hartford, Connecticut. The parties of the first part are hereby given the privilege of paying this entire loan in sums of One Hundred Dollars or any multiple thereof, at the maturity of any interest coupon.

Second. Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified, and if not so paid, the said party of the second part or the legal holder or holders of this mortgage, may without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums, and the amount

The following is indorsed on the original mortgage

Know all men by these presents, That The Connecticut Mutual Life Insurance Company, of Hartford Connecticut the mortgagee within named, does hereby acknowledge full payment of the note by the foregoing mortgage secured and authorize the Register of Deeds of Douglas County, Kansas to discharge the same of record.

In Witness Whereof, The Connecticut Mutual Life Insurance Company has hereunto affixed its Corporate Seal and caused these presents to be signed by John M. Taylor its Vice President, and John D. Parker its Assistant Secretary, this 27th day of March A.D. 1897

Witness
James A. Smith
H. E. Brewer

(Corporate Seal)

The Connecticut Mutual Life Insurance Co.,
By John M. Taylor, Vice President. — John D. Parker Assistant Secretary

Recorded April 13th 1897
James Brooks
Register of Deeds