

my official seal on the day and year last above written

213

C. M. Mander

My commission expires January 1st 1896

Notary Public

Recorded March 16. 1894 at 11³⁰ o'clock AM

James Brooks
Register of Deeds

This Indenture Made this First day of March in the year of our Lord one thousand eight hundred and ninety-four by and between Elizabeth Christian a Widow of the County of Douglas and State of Kansas party of the first part, and Benjamin R. Jewell party of the second part.

Witnesseth that the said party of the first part, in consideration of the sum of Fifteen Hundred Dollars, to her in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said party of the second part, his heirs and assigns, all of the following-described real estate situate in the County of Douglas and State of Kansas, to wit: The South half of the South East quarter $\frac{1}{2}$ of $\frac{1}{4}$ of S. E. $\frac{1}{4}$ of Section twenty three (13) Township Twelve (12) Range Seventeen (17)

To Have and to Hold the same, with all and singular the hereditaments and appurtenances therunto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to his heirs and assigns, forever. And the said party of the first part does hereby covenant and agree, that at the delivery hereof she is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that she will warrant and defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

Provided, Always, and these presents are upon the following covenants and conditions, to wit:

First-That said party of the first part is justly indebted to the said second party in the sum of Fifteen Hundred Dollars, according to the terms of a certain mortgage note of even date herewith, executed by said party of the first part, in consideration of the actual loan of the sum aforesaid and payable \$500 on the first day of March 1896, \$750⁰⁰ March 1st 1897, \$500⁰⁰ Mch 1st 1898 + \$750⁰⁰ March 1st 1899 to the order of said second party, with interest thereon at the rate of seven per cent. per annum, payable semi-annually on the first day of March and September in each year, ac-

The following is indorsed on the original instrument
For Value Received I hereby assign to said mortgage and
do not record same to T. J. Fitzgerald Valuer Kansas
Kearney Mass May 31 1899 Benjamin R. Jewell

Recorded March 1st 1900

C. M. Mander Register of Deeds

For Release see Next Page