

The following is endorsed on original instrument -
 Received One hundred & fifty & 7/8 Dollars. Balance due on the
 within Mortgage and in consideration of such payment - the mortgage
 is hereby released. Dated - 1st - 1896 -
 Byron B. Robinson - Cred.
 Col. L. L. Co.

Received Aug. 29 - 1931
 Chas. E. Cunningham
 Byrd & Co.

This Indenture, Made this 7th day of September 1894 between Cicero B. Robinson and Elizabeth M. Robinson of the County of Douglas and State of Kansas parties of the first part and The Petrus Loan Company, a corporation created and existing under and by virtue of the laws of the State of Kansas, party of the second part.

Witnesseth, That the parties of the first part, in consideration of the sum of Two hundred Dollars, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the party of the second part, its successors or assigns, all the following-described real estate, situated in the County of Douglas and State of Kansas, to wit: Lots Nos One hundred & forty three (143) One hundred & forty five (145) and One hundred & forty seven (147) on High Street in Baldwin.

To Have and to Hold the same, Together with all and singular the emblements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever. And the parties of the first part do hereby covenant and agree, that at the delivery hereof, they are lawfully seized in their own right of an estate in fee simple of and in all and singular the above-described premises, with the appurtenances; that they have a good right to sell and convey the same; that said premises are free and clear of all incumbrances whatsoever, and that they will forever warrant and defend the title to said premises unto the party of the second part, its successors or assigns, against the claims and demands of all persons whomsoever.

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

The parties of the first part, to secure the repayment of the principal and interest of a loan of the principal sum of Two hundred Dollars, made to them by the party of the second part, have executed and delivered to the party of the second part, their certain first mortgage real estate bond, numbered 5112, dated the 7th day of September 1894, payable to the party of the second part, or order, on or before ten years after date, with interest thereon, from date until paid, at the rate of six per cent. per annum, payable monthly, in installments of \$1.00, on the fifth day of each and every month during the continuance of said loan. Both principal and interest payable at Topeka Kansas, in United States gold coin and to immediately become due at the option of the legal holder hereof, without notice, upon default in the payment of any interest payment or any part thereof, or failure to comply with any of the conditions or agreements contained in this mortgage.

The parties of the first part agree to pay all taxes and assessments levied upon or assessed against said premises or any part thereof when the same are due and payable, and all taxes and assessments which may be levied upon the holder of this mortgage for or on account of the same.