

This Indenture, Made this 17 day of February in the year of
our Lord one thousand eight hundred and ninety five between
J Frank Nilder and Abbie Nilder his wife
of the City of Lawrence County of Douglas and State of Kansas,
of the first part, and THE KANSAS NATIONAL BUILDING AND LOAN ASSOCIATION of Lawrence, Kansas, of the second part,

Witnesseth, That said parties of the first part, in consideration of the sum of
Three Thousand DOLLARS,
to them duly paid, had sold, and by these presents do grant and convey to the said party of the second part,
and assigns, all that tract or parcel of land situated in the County of Douglas and State of Kansas, and described as follows, to wit:
Lots Nos. One (1) and Two (2) in Block No. Two (2), Lane's First Addition to the
City of Lawrence. Also the South Twenty Six (26) feet of Lot No. One Hundred
Sixty Five (165) on Indiana Street in the City of Lawrence

with the appurtenances and all the estate, title and interest of the 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, and that they will warrant and defend the same in the quiet
and peaceable possession of the said party of the second part, and assigns forever.

THIS GRANT is intended as a Mortgage to secure the payment and the full performance of all the obligations and
conditions of a certain Bond this day executed by the said

parties of the first part
to the said KANSAS NATIONAL BUILDING AND LOAN ASSOCIATION, for the payment of \$3000 as therein
provided; and upon the prompt performance of all said conditions of said bond by the parties signing the same, this
conveyance shall be void. But if default be made in the performance of any of the conditions of said bond, or in the
making of any payments therein provided when the same shall be due; or if the taxes and assessments of every nature
which are assessed or levied against said premises are not paid at the time when the same are by law made due and
payable, then upon the happening of any said failures, the whole of said sum of \$3000, together with such fines
and penalties as shall accrue under the by-laws of said Association, shall immediately become due and payable, and it shall be
lawful for the said party of the second part, or assigns, at any time thereafter, to sell the premises hereby granted, or any part
thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the party of the second
part or assigns; and out of the moneys arising from such sale, to retain the amount of said bond, to wit: \$3000, less
only the amount of dues paid as principal upon said bond, together with the cost and charges of making such sale; and the
overplus, if any there be, shall be paid by the party making such sale, on demand, to the said
parties of the first part, their heirs and assigns.

The parties of the first part hereby agree to maintain insurance to the amount of \$3000 on said property,
as provided in the by-laws of said Association.

In Witness Whereof, The said parties of the first part had hereunto set their hands and seals the
day and year above written.

J. Frank Nilder [L. S.]

Abbie Nilder [L. S.]

[L. S.]

[L. S.]

State of Kansas Douglas County, ss.

On this 17 day of February A. D. 1895 before me,
a Notary Public in and for said County,
personally came J. Frank Nilder and Abbie Nilder his wife

to me personally known to be the identical persons described in, and who executed
the foregoing conveyance as grantors and duly acknowledged the execution of the same.

In Testimony whereof, I have hereunto subscribed my name and affixed
my official seal, on the day and year last above written.

My commission expires December 1 1896

Louis F. Delig Notary Public.

Recorded Feb 17 A. D. 1895, at 5 o'clock M.

James Brooks
Register of Deeds.

(THIS RELATION IS IMPROVED ON THE ORIGINAL INSTRUMENT.)
In pursuance of the request of the within parties, the Register
subscribed and caused to be recorded on the original instrument
the 17th day of February 1895

Conf.
Seal

Received Jan 14 1897
W. W. Thompson
Register of Deeds

The following is a record on the original instrument
not true received the N. B. and C. Acers hereby released the within mortgage and authorizes
the Register of Deeds to enter same on the record this 17th day of February 1895
J. J. Brooks