

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 6th day of March in the year of our Lord one thousand eight hundred and ninety three between Mary H. Mendenhall and Albert Mendenhall, her husband of Douglas in the County of Douglas and State of Kansas of the first part, and Algina M. Chus, of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Seven Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and mortgage to the said party of the second part her heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: Commencing at the North West corner of the South West quarter of the North West quarter of Section No. Twenty nine (29) in Township No. Twelve South, Range No. Twenty (20) East of 6th P.M., thence running South twenty (20) Rods, thence West twenty (20) Rods, thence North twenty (20) Rods, thence East twenty (20) Rods to the place of beginning, containing two and one half (2 1/2) acres of land, more or less, reserving, however, thirty (30) feet for a street on the East and North sides of said tract

with all the appurtenances, and all the estate, title and interest of the said 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 well warrant and defend the same in the quiet and peaceable possession of said second party, her heirs and assigns forever against all persons lawfully claiming the same.

This grant is intended as a Mortgage to secure the payment of the sum of Seven Hundred Dollars, being part purchase money of above described premises according to the terms of one certain mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part due in five years from date, with interest from date to maturity or default, as evidenced by coupons attached to said note and interest after maturity or default, at the rate of the per cent per annum until fully paid and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part her executors, administrators and 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 her executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sales, 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.

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

Signed and delivered in presence of

Mary H. Mendenhall (SEAL.)
A. Mendenhall (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 6th day of March, A. D. 1893, before me L. H. Night, a Notary Public in and for said County and State, came Mary H. Mendenhall and Albert H. Mendenhall, her husband to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.
My commission expires April 21 1895
Recorded March 6 A. D. 1893, at 6 o'clock P. M.

L. H. Night Notary Public.
James Brooks Register of Deeds.

The following is endorsed on the original instrument -
The note herein described having been paid in full, this mortgage is hereby released, and the title thereby created, discharged.
As witness my hand, this 13th day of Oct. A.D. 1902.
Algina M. Chus

Recorded Oct 13-1902
L. B. Bowman,
Register of Deeds,
By Alice B. Bowman,
Deputy.

