

JOURNAL CO. LAWYERS' EXCH.

This Indenture, Made this First day of May in the year of our Lord one thousand eight hundred and ninety three between Newell B. Deming and Nancy D. Deming his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and B. B. Frederick of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Four 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 his 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: The West Forty (40) acres of the North Ninety Six (96) acres of the No. East quarter of Section Two (2) Township Thirteen (13) Range Nineteen (19)

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 owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances

This grant is intended as a Mortgage to secure the payment of the sum of Four Hundred Dollars according to the terms of one certain promissory note this day executed and delivered by the said Newell B. and Nancy D. Deming to the said party of the second part: payable on or before three years from date at The Lawrence Nat. Bank of Lawrence, Kas with interest at the rate of seven (7) per cent per annum

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 his 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 his 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 Newell B. Deming his heirs and assigns.

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

Signed and delivered in presence of

Newell B. Deming (SEAL)
Nancy D. Deming (SEAL)
 (SEAL)
 (SEAL)

STATE OF KANSAS, } ss.
 County of Douglas County

Be it Remembered, That on this 1st day of May, A. D. 1893, before me Alfred Whitman, a Notary Public in and for said County and State, came Newell B. Deming and Nancy D. Deming his wife 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.

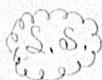
My commission expires July 17 1895
 Recorded May 28 A. D. 1893, at 9⁴⁵ o'clock A. M.

Alfred Whitman Notary Public
James Brooks Register of Deeds

The following is indorsed on the original instrument
 \$405.00 Lawrence, Kas. July 12, 1893. Received of Newell B. Deming and Nancy D. Deming the within named mortgage on the value of four hundred and 00/100 dollars in full satisfaction of the within mortgage.

B. B. Frederick
 By Alfred Whitman
 Agent for collection

Recorded July 28th 1893
 James Brooks



Alfred Whitman is indorsed on the original instrument