

This Indenture, Made this tenth day of October in the year of our Lord one thousand eight hundred and eighty seven between William Sheets, an unmarried man of Douglas in the County of Douglas and State of Kansas of the first part, and Mrs. Rachel Sheets of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of seventeen hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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 South half of the South East quarter of Section No. ten (10), in Township No. thirteen (13) South, of Range No. nineteen (19) East of the Sixth Principal Meridian

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said William Sheets doth hereby covenant and agree that at the delivery hereof he 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

This grant is intended as a Mortgage to secure the payment of the sum of \$1700. in five (5) years from the date hereof according to the terms of one certain mortgage note this day executed and delivered by the said William Sheets to the said party of the second part:

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 or demand to the said William Sheets, his heirs and assigns.

In Witness Whereof, The said party of the first part, hath hereunto set his hand and seal the day and year first above written.

Signed and delivered in presence of

William H. Sheets (SEAL)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 10 day of October, A. D. 1887, before me Wm. J. Sinclair, a Notary Public in and for said County and State, came William Sheets, an unmarried man to me personally known to be the same person 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 Sept 9 1888
Recorded May 12 A. D. 1893, at 5 o'clock P M.

Wm. J. Sinclair Notary Public

James Brooks Register of Deeds

The following is inclosed as the original instrument
\$1700.00 Advance Kansas Mortgage of 1901 to the order of William Sheets
the within named Mortgagee the sum of Seventeen Hundred Dollars
in full satisfaction of the within Mortgage
GEO. B. Sheets, H. H. Sheets, Clarence Sheets
being the sole and only heirs of Rachel Sheets, Decd.
Recorded March 5, 1901 Wm. J. Sinclair, Register of Deeds.

W. J. Sinclair is endorsed on the original instrument