

JOURNAL CO. LAWRENCE, KAN.

This Indenture, Made this First day of March in the year of our Lord one thousand eight hundred and ninety four between E. C. Lutz and Anna Lutz his wife of Bond in the County of Douglas and State of Kansas of the first part, and Jacob Klein of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Eight 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 East half (1/2) of the South East quarter (1/4) Except One (1) acre of Section Twenty four (24) Township Fourteen (14) of Range Eighteen (18)

with all the appurtenances, and all the estate, title and interest of the said party 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 Except a mortgage of Two Hundred Dollars

This grant is intended as a Mortgage to secure the payment of the sum of

Eight Hundred Dollars according to the terms of One certain promissory note this day executed and delivered by the said E. C. and Annie Lutz to the said party of the second part: Payable five (5) years from date at the Lawrence Nat Bank of Lawrence Kansas with interest at the rate of Eight (8) percent per annum payable annually

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 E. C. Lutz heirs and assigns.

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

Signed and delivered in presence of

E. C. Lutz (SEAL.)
Anna Lutz (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas } ss.

Be it Remembered, That on this 1st day of March, A. D. 1894, before me Alfred Whitman, a Notary Public in and for said County and State, came E. C. Lutz and Anna Lutz 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 Jan 17 1895
Recorded March 1st A. D. 1894, at 5 o'clock P. M.

Alfred Whitman Notary Public.
James Brooks Register of Deeds.

The following is endorsed on the original instrument:
"Spd to March 8" 1907. Receiver of E. C. Lutz & wife
The sum of Eight hundred and 00 Dollars
in full satisfaction of the within mortgage
Jacob Klein

Recorded March 8" 1907
A. W. Armstrong
Register of Deeds.