

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 17th day of March in the year of our Lord one thousand eight hundred and ninety four between Samuel Breckenridge and Ann Eliza Breckenridge, his wife of the Co. of Wacoussa in the County of Douglas and State of Kansas of the first part, and Hugh Blair of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Ten hundred and eighty-one & 25/100 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: All that part of the South East quarter (1/4) of Section No. 16 lying South of the Wacoussa Creek and the North West quarter (1/4) of the North East quarter (1/4) of Section No. 21, all in Township 13, of Range 20, containing 66 acres more or less.

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 with 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 save and except a mortgage of \$1200.⁰⁰ to John M. Adler dated 25th January 1892 due in 5 years @ 8 1/2% interest.

This grant is intended as a Mortgage to secure the payment of the sum of Ten hundred and eighty-one & 25/100 Dollars according to the terms of Five certain Promissory Note this day executed and delivered by the said Parties of the First Part to the said party of the second part: Payable as follows - \$300.⁰⁰ & \$215.⁰⁰ in two years, \$250.⁰⁰ in 18 months, \$200.⁰⁰ in 12 months and \$56.²⁵ in six months after date to order of party of second part with interest at 9% from date until 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 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 Parties of the First Part, their 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
H. A. Peairs
Samuel Breckenridge (SEAL.)
Ann E. Breckenridge (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas } ss.

Be it Remembered, That on this 17th day of March, A. D. 1894, before me H. A. Peairs, a Notary Public in and for said County and State, came Samuel Breckenridge & Ann Eliza Breckenridge his wife 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 11th April 1896. H. A. Peairs Notary Public.
Recorded March 21 A. D. 1894, at 12⁵ o'clock P.M.

James Brooks
Register of Deeds.

The following was endorsed on the original indenture:
The note herein described having been paid in full this mortgage is hereby released and the lien thereby created discharged, as Witness my hand this 7th day of June A.D. 1898
Hugh Blair
attest
Chas. D. Sonnet

Recorded June 9, 1898
H. D. Sarman Register of Deeds

By H. C. Fisher

