

This Indenture, Made this 30 day of June in the year of our Lord one thousand eight hundred and ninety four between John Eaton a single man of Baldwin in the County of Douglas and State of Kansas of the first part, and O. H. Groves of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Eighteen Hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do sell 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: North East Quarter (N. E. 1/4) Section Fifteen (S. 15) Township Fifteen (T. 15) Range Twenty (R. 20)

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said John Eaton do 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 Eighteen Hundred Dollars according to the terms of One certain Promissory Note this day executed and delivered by the said John Eaton to the said party of the second part: \$1800.00 Baldwin Kans June 30 - 1894

On or before Five years after date, I promise to pay to the order of O. H. Groves Eighteen Hundred Dollars at Baldwin State Bank, Value received + Int at 7% per annum. Annually due June 30. 1894 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 John Eaton heirs and assigns.

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

Signed and delivered in presence of

J. E. Hair

John Eaton

(SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.  
County of Douglas

Be it Remembered, That on this 30 day of June, A. D. 1894, before me J. E. Hair, a Notary Public in and for said County and State, came John Eaton

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 Aug - 3 - 1896

Recorded July - 7 - 1894, at 9:15 o'clock A. M.

J. E. Hair

Notary Public.

James Brooks  
Register of Deeds.

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