

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this Third day of September in the year of our Lord one thousand eight hundred and ninety four between A. Prantz and Fannie Prantz his wife of Douglas in the County of Douglas and State of Kansas of the first part, and B. H. Dolbe of the second part,

Witnesseth, That the said part 1st of the first part in consideration of the sum of Five Thousand 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 South East Quarter (1/4) Section Thirty one (31) Township Thirteen (13) Range Nineteen (19) Grantors herein reserve the right to pay \$100.00 or any multiple thereof at any interest paying period.

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 owners 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 Five Thousand Dollars according to the terms of One certain Promissory Note this day executed and delivered by the said parties of the first part 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 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 then heirs and assigns.

In Witness Whereof, The said part 1st of the first part, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

Albert Prantz (SEAL.)

Fannie Prantz (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 14th day of September, A. D. 1894, before me a Justice of the Peace, a Notary Public in and for said County and State, came A. Prantz and Fannie Prantz 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 18Recorded Sept 5 A. D. 1894, at 5 o'clock P.M.

J. Oreal
Justice of Peace
James Brooks
Register of Deeds.

For Release See Bk. 47 Pg. 23
(See Book 29 Page 616 for assignment)