

This Indenture, Made this 16 day of August in the year of our Lord one thousand eight hundred and minety four between The Baldwin City Building Association of Baldwin in the County of Douglas and State of Kansas of the first part, and J. C. Barton and John Dean of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Five hundred (500) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do hereby grant, bargain, sell and mortgage to the said party of the second part their 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: East half of Lot X on the corner of Sixth (6th) and High Streets Baldwin City, County and State aforesaid

with all the appurtenances, and all the estate, title and interest of the said parcels of the first part therein. And the said Baldwin City Building Association 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 \$1,000 on all of Lot X in favor of The Building and Loan Association of Lawrence, Kas. which M. G. Bristow had assumed and agreed to pay, she having purchased the West half of said Lot X.

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

Five hundred Dollars according to the terms of Two certain Promissory Notes this day executed and delivered by the said Baldwin City Building Association to the said party of the second part: Said notes due three years after date and drawing interest at the rate of 10% per annum from date, payable semi annually, according to the tenor of six coupon notes thereto attached to each note, said principal notes being for the sum of \$250 each 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 their 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 their 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 of the second part Baldwin City Building Association their heirs and assigns.

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

Signed and delivered in presence of

This Association has no seal

J. C. Barton Pres. (SEAL.)  
Baldwin City Building Asso. (SEAL.)  
M. Bristow Secy (SEAL.)  
Baldwin City Building Asso. (SEAL.)

STATE OF KANSAS,  
Douglas County } ss.

Be it Remembered, That on this 17 day of August, A. D. 1894, before me, a Notary Public in and for said County and State, came J. C. Barton, President and M. Bristow Secy of the Baldwin City Building Association 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 July - 3 1895

Recorded Sept 10 A. D. 1894, at 8 o'clock A. M.

J. Y. Thompson Notary Public.  
James Brooks Register of Deeds.

The following is endorsed on original instrument  
\$500 June 16, 1902 Received of the Secretary of the Baldwin City Building Association the within named mortgage for the sum of five hundred (500) dollars in full satisfaction of the within mortgage.  
J. C. Barton  
John Dean

Recorded May 1st 1903  
Atty. General  
Register of Deeds  
By J. B. Lawrence  
Deputy