

This Indenture, Made this 30th day of January A.D. 1895, between Arthur Hill, an unmarried man of the City of Lawrence, in the County of Douglas and State of Kansas of the first part and The Atlas Building and Loan Association of Lawrence, Kansas of the second part.

Witnesseth: that the party of the first part, in consideration of the sum of Four Hundred and Fifty Dollars (\$450.00) to him duly paid, has sold, and by these presents does grant, bargain, sell and convey unto the party of the second part, its successors and assigns, all that tract and parcel of land situated in the County of Douglas and State of Kansas, and described as follows, to wit: All that part of the North Fifteen (15) acres of the West Half of the North East Quarter of the South East Quarter of Section Six (6) in Township Thirteen (13) South, Range Twenty (20) East of the Sixth Principal Meridian, lying East of the right of way conveyed to the Leavenworth Lawrence and Galveston Railroad Company comprising eight (8) acres of land, more or less, together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining; and said party of the first part does 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; and that he will warrant and defend the same in the quiet and peaceable possession of the party of the second part, its successors and assigns forever.

This grant is intended as a Mortgage to secure the payment and the full performance of all the obligations of a certain bond or promissory note this day made, executed and delivered by the party of the first part to the Atlas Building and Loan Association, party of the second part, for the payment of Four Hundred and Fifty Dollars (\$450.00) as therein provided, and upon the prompt performance of all of the conditions of said bond and of this mortgage by the party of the first part, his heirs and assigns, this conveyance shall be void; but if default is made in the performance of any of the conditions of said bond, or of this mortgage, or in the making of any payment therein covenanted to be paid when the same shall be due, or if the taxes and assessments of every nature which are levied or assessed against said premises are not paid when the same are by law made due and payable, then upon the happening of said failure, the whole sum of Four Hundred and Fifty Dollars (\$450.00) together with such fines and penalties as shall accrue under the By-Laws of said Association, shall immediately become due and payable and it shall be lawful for the party of the second part, its successors 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, its successors or assigns, and out of the

The following is a copy of the original instrument
Lawrence, Kans. Feb. 11, 1901. The within Mortgage being fully
complied with, and the proceeds thereof, authorized to be paid to the
Atlas Building and Loan Association.
By J. H. Perkins, Pres.

Recorded Feb. 11th 1901 W. H. Norman, Register of Deeds

(For Seal)