

The following is endorsed on the original instrument.
 We Underwood & Underwood, a firm composed of Elmer Underwood
 and Bert Underwood, and no other persons do hereby certify that
 the within mortgage having been paid in full, it is hereby released on this
 the original instrument of this 16th day of March A. D. 1905.

Recorded March 24th 1905.

U. W. Underwood,
 Register of Deeds.

By Bert Underwood, Attorney
 Underwood & Underwood, Part, Underwood, Elmer, Underwood

This Indenture, Made this 16th day of March in the year of our Lord one thousand eight hundred and ninety five between James G. Dadds and Margaret A. Dadds his wife of in the County of Douglas and State of Kansas of the first part, and Underwood & Underwood of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twelve hundred 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 parties 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, and described as follows, to-wit: The North west quarter of Section Twenty seven (27) Township Fourteen (14) Range Twenty one (21) with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said James G. Dadds and Margaret A. Dadds 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 Twelve hundred Dollars, according to the terms of one certain Real Estate note this day executed by the said parties of the first part to the said parties of the second part. Payable five years after date with interest at the rate of 8% per annum, payable semi annually. Principal and interest draw 10% after maturity or any default in payment of coupons or taxes as the same shall become due.

And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof or interest thereon, or if the taxes on said land are not paid when the same become due and payable or if the insurance is not kept up thereon as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof; and it shall be lawful for the said parties of the second part their executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all money arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale, 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 or