

This Indenture, Made this First day of June in the year of our Lord one thousand eight hundred and ninety two between Samuel Keeler and Mary Keeler his wife of Douglas in the County of Douglas and State of Kansas of the first part, and M. H. Moore of the second part,

Witnesseth, That the said part 1st of the first part in consideration of the sum of Two Hundred and Ninety Six 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 Southeast quarter of Sec 40-3p 13 R 19 and North 40 acres of the east half of the West quarter of Sec 14 2p 14 R 19. 180 acres more or less

with all the appurtenances, and all the estate, title and interest of the said part 1st 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 indefensible estate of inheritance therein free and clear of all incumbrances except a first Mtg to Secure #17500 and a second Mtg to Secure #6500

This grant is intended as a Mortgage to secure the payment of the sum of Two Hundred and Ninety Six Dollars according to the terms of One certain Promissory Note this day executed and delivered by the said Samuel and Mary Keeler to the said party of the second part: payable on or before one year from date at Law Nat Bk. of Lawrence Kas

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 therefor, 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 for making such sales, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said party of the first part or his heirs and assigns.

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

Signed and delivered in presence of

Alfred Whitman

Samuel Keeler
Mary Keeler
mark

(SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 8 day of September, A. D. 1892, before me, Alfred Whitman, a Notary Public in and for said County and State, came Samuel Keeler and Mary Keeler 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 July 17 1895

Recorded Sept 19 A. D. 1892 at 3 o'clock P M.

Alfred Whitman
Notary Public.

James Brooks
Register of Deeds.