

This Indenture, Made this 18 day of November in the year of our Lord one thousand eight hundred and ninety 1894 between D. I. Sutton and Ida Sutton his wife of Douglas in the County of Douglas and State of Kansas of the first part, and The Kansas Educational Association of the Methodist Episcopal Church of the second part,

Witnesseth, That the said part 1st of the first part in consideration of the sum of Four Hundred Dollars 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 the 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 East fifty four (50) of the South West Quarter of Section No. 13 Township No. 15 South of Range No. 19 East of Sixth P.M.

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said D. I. Sutton and Ida Sutton wife do hereby covenant and agree that at the delivery hereof they are the lawful owner^s 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 Four Hundred Dollars according to the terms of a certain Coupon Note this day executed and delivered by the said D. I. Sutton to the said part 1st 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 part 1st 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 part 1st 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 for making such sales, and the overplus, if any there be, shall be paid by the part 1st making such sale on demand to the said D. I. Sutton and Ida Sutton 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

Charles B. Jew

D. I. Sutton

(SEAL)

Ida Sutton

(SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS, }
Douglas County } ss.

Be it Remembered, That on this 7 day of Nov, A. D. 1894, before me, J. E. Hair, a Notary Public in and for said County and State, came D. I. Sutton and Ida Sutton wife to me personally known to be the same person 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 Aug - 3 - 1896

Recorded Nov 7 A. D. 1894 at 5 o'clock P. M.

Notary Public.

James Brooks
 Register of Deeds.

The following is indorsed on original instrument.
 Received of D. I. Sutton the within named mortgage the sum of four hundred Dollars in full satisfaction of the within mortgage.
 Charles B. Jew
 Attorney at Law
 J. M. Sullivan Attorney in fact of said association.
 Baldwin St. March 7, 1896.
 Recorded April 7, 1896 James Brooks Register of Deeds
 Lawrence, Kansas

The following is indorsed on Original Instrument