

This Indenture, Made this Twelfth day of February in the year of our Lord one thousand eight hundred and ninety five between George Mathew of the Township of Colmipa in the County of Douglas and State of Kansas of the first part, and Hella Boardman of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Nine hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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 West half of the North West fractional quarter of Section number six (6) in Township fifteen (15) Range twenty (20) in said County, said State containing by admeasurement Eighty (80) acres be the same more or less.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said George Mathew (an unmarried man) doth 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 of every nature and kind whatsoever

This grant is intended as a Mortgage to secure the payment of the sum of Nine hundred dollars (\$900.00) according to the terms of one certain Real Estate Mortgage Note this day executed and delivered by the said George Mathew to the said party of the second part: payable five (5) years after date to order of said Hella Boardman at Merchants National Bank Lawrence Kansas with interest semi annually according to coupons thereto attached until maturity, and ten (10) per cent after maturity until paid on both principal note and coupons 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 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 part of the second part 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 his heirs and assigns.

In Witness Whereof, The said party of the first part, hath hereunto set his hand and seal the day and year first above written.

Signed and delivered in presence of

Nugh Blair

George Mathew

(SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 12th day of February, A. D. 1895, before me, Nugh Blair, a Notary Public in and for said County and State, came George Mathew an unmarried man 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 28th Decr 1897
Recorded Feb 12 A. D. 1895 at 5³⁰ o'clock P M.

Nugh Blair

Notary Public.

James Brooks

Register of Deeds.

The following is indorsed on the original instrument
The note herein described, having been paid in full, this Mortgage is hereby released, and the lien thereby created is discharged.
As Witness my hand this 15th day of March, A.D. 1894

Hella Boardman

att'd
Emma Nyckoff
L Pearl Pearson

Recorded March 15. 1899
L. J. Swiman

Register of Deeds
Reg. H. C. Fisher
Deputy