

This Indenture, Made this 24th day of July in the year of our Lord one thousand eight hundred and ninety four between Gertrude I. Halstead in her own right and @ M. Halstead her husband of Bond in the County of Douglas and State of Kansas of the first part, and D. Bishop & R. C. Mitchell partners as Bishop & Mitchell of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Four 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 party 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, described as follows, to-wit: The South West quarter of Section Twenty (20) Township Fourteen (14) Range Eighteen (18) also the South East quarter of the South East quarter of Section Eleven (11) Township Fourteen (14) Range Eighteen (18) also the North Half of the North West quarter of Section Thirteen (13) Township Fourteen (14) Range Eighteen (18) containing in all two hundred and twenty five acres.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said Gertrude I. Halstead and @ M. Halstead 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 except one certain Mtge of 7100.00

This grant is intended as a Mortgage to secure the payment of the sum of Four hundred according to the terms of one certain promissory note this day executed and delivered by the said Gertrude I. Halstead & @ M. Halstead to the said party of the second part: this Note and Mortgage are to be a coordinate lien upon the above described with one Mtge for \$1000.00 executed and delivered to Riggs & Hewison by the parties of the first 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 party 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 party 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 party making such sale on demand to the said Gertrude I. and @ M. Halstead their heirs and assigns.

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

Signed and delivered in presence of

Gertrude I. Halstead (SEAL.)
@ M. Halstead (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF KANSAS, } SS.
 County of Douglas

Be it Remembered, That on this 24th day of July, A. D. 1894, before me, E. E. Hopkins, a Notary Public in and for said County and State, came Gertrude I. Halstead in her own right & @ M. Halstead her husband 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 July - 11th 1897 E. E. Hopkins Notary Public.
 Recorded March 11th A. D. 1895 at 3⁴⁵ o'clock P. M.

James Brooks
 Register of Deeds.