

The following, endorsed on the original instrument, is hereby released, and the same thereby created discharged. As witnesses my hand, this 11th day of April A.D. 1895.

Wm. L. Hastings

Recorded April 28-1895
By Elie C. Cunningham
Dep. Reg. of Deeds.

This Indenture, Made this 11th day of April in the year of our Lord one thousand eight hundred and ninety five between William Rathburn & Martha A. Rathburn "wife" of Baldwin in the County of Douglas and State of Kansas of the first part, and Mrs. Lottie Hastings of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Twelve hundred fifty 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 her 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: Commencing twenty rods West of the South East Corner of the South East Quarter of Section thirteen (13) Township fifteen (15) Range thirteen (13) Thence Meet 140 rods, thence North 160 rods thence East 60 rods, thence South 40 rods, thence East 40 rods, thence South 40 rods to place of beginning, containing One and one-half acres, more or less, also commencing at the South East corner of the South East Quarter of Section thirteen (13) Township fifteen (15) Range thirteen (13) Thence Meet 43 rods, thence North 90 rods, thence East 40 rods, thence North 90 rods, thence East 40 rods, thence North 100 rods to Section line, thence East 60 rods to center of said Section No. 13, thence South 160 rods to place of beginning, 51 acres and 11 rods with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said William Rathburn & Martha Rathburn his wife 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 fifty Dollars according to the terms of One certain Coupon Real Estate Note this day executed and delivered by the said William Rathburn and his "Martha A." to the said party of the second part: For value paid in promise to pay to the order of Mrs. Lottie Hastings, Twelve hundred fifty dollars etc. Interest to be paid semi-annually on the 11th day of April, Oct. at the Baldwin State Bank Baldwin Kan. until it is given to pay all or any one hundred after 3 years at which time but no part paid shall cease 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 her 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 her 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 William Rathburn & Martha A. Rathburn heirs and assigns.

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

Signed and delivered in presence of

William Rathburn (SEAL.)
Martha A. Rathburn (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 11th day of April, A. D. 1895, before me, J. E. Hair, a Notary Public in and for said County and State, came William Rathburn and Martha A. Rathburn "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 allixed my official seal on the day and year last above written.

My commission expires Aug 3 1896

Recorded April 11 A. D. 1895 at 11 o'clock A. M.

Notary Public.

J. E. Hair
James Brooks
Register of Deeds.