

This Indenture, Made this First day of May in the year of our Lord one thousand eight hundred and ninety five between George B. Sanning & Rhoda M. Sanning his wife of Baldwin in the County of Douglas and State of Kansas of the first part, and W. J. Patterson of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Twelve 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 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 South West quarter of Section Twenty five (25) and the North West quarter of the North West quarter of Section Thirty six (36) Township Fourteen (14) Range Twenty (20).

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said George B. Sanning do 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

This grant is intended as a Mortgage to secure the payment of the sum of Twelve Hundred Dollars according to the terms of his certain promissory notes this day executed and delivered by the said George B. Sanning & wife to the said party of the second part: Said notes being in the sum of \$200.00 each and falling due in 1, 2, 3, 4, 5 & 6 years from date respectively and bearing interest from date at the rate of 7 per annum payable semi annually 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 and 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 George B. Sanning his 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

B. E. Kidder

George B. Sanning (SEAL.)

Rhoda M. Sanning (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } SS.

Be it Remembered, That on this 6 day of May, A. D. 1895, before me, B. E. Kidder, a Notary Public in and for said County and State, came George B. Sanning & Rhoda M. Sanning, husband & 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 9 1898.

Recorded May 6 A. D. 1895 at 4⁵ o'clock P. M.

Notary Public.

James Brooke
Register of Deeds.

The following is indorsed in the Original Instrument:
The notes herein described having been paid in full this mortgage is hereby released and the lien thereby created is discharged.
As Witness my hand, this 12 day of May A. D. 1897
W. J. Patterson

Recorded May 17, 1897

Fred Brooks
Deputy Register

