

This Indenture, Made this Fifteenth day of April in the year of our Lord one thousand eight hundred and ninety nine between Addison Ault and Mary A. Ault his wife of Baldwin in the County of Douglas and State of Kansas of the first part, and Sarah E. Ault of Valley Falls in the County of Jefferson and State of Kansas of the second part,

**Witnesseth**, That the said parties of the first part in consideration of the sum of Seven Hundred and 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: The South Fifty acres of the East half of the Southwest quarter of Section No. Four (4) and Township No. Fifteen (15) South of Range No. Twenty (20) East of the 6th P. M.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 and that they will warrant and defend the same in the quiet and peaceable possession of said second party her heirs and assigns forever against all persons lawfully claiming the same

This grant is intended as a Mortgage to secure the payment of the sum of Seven Hundred and fifty dollars according to the terms of one certain Mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part: due in five years from date with interest from date to maturity or default as evidenced by coupons attached to said note and interest after maturity or default until paid at the rate of ten per cent per annum 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 appraisal hereby waived or not at the option of the party 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 parties of the first part their 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

A. Ault (SEAL.)  
Mary A. Ault (SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS, }  
County of Douglas } ss.

**Be it Remembered**, That on this 15th day of May, A. D. 1895, before me, S. E. Kidder, a Notary Public in and for said County and State, came Addison Ault and Mary A. Ault husband and 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 9th 1895 S. E. Kidder Notary Public.  
Recorded May 17th A. D. 1895 at 2:40 o'clock A. M.

James Brooks  
Register of Deeds.

The following is endorsed 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 20th day of January A. D. 1903.  
John E. Ault

Recorded Jan 24th 1903.  
Adamsbury  
Register of Deeds