

This Indenture, Made this Twenty first day of October in the year of our Lord one thousand eight hundred and ninety five between Rose A. Watkins formerly Rose A. Astin of Kansas in the County of Douglas and State of Kansas of the first part, and John S. Broughton of the second part,

**Witnesseth,** That the said party of the first part in consideration of the sum of Three 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: All of that portion of the South East quarter (4) of the South East quarter (4) of Section 18 Township 34 North Range 20 West lying North of the Wakarusa Creek containing Twenty Nine (29) Acres

with all the appurtenances, and all the estate, title and interest of the said party 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

This grant is intended as a Mortgage to secure the payment of the sum of Three hundred Dollars according to the terms of One certain Note and ten Coupons this day executed and delivered by the said Parties of the first part to the said party of the second part: his heirs or assigns

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 party of the second part his 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 party of the first part, ha hereunto set their hands and seal the day and year first above written.

Signed and delivered in presence of

George B. Nimmer

Rose A. Watkins

(SEAL.)

L. H. Watkins

(SEAL.)

Annie Kosterbader

(SEAL.)

S. N. Kosterbader

(SEAL.)

Lizzie Kosterbader

STATE OF KANSAS, } ss.  
County of Douglas

Be it Remembered, That on this 21 day of October, A. D. 1895, before me, a Notary Public in and for said County and State, came Rose A. Watkins and L. H. Watkins 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 April 26 1899

John M. Newlin

Notary Public.

The following is attached to the instrument above recorded

Territory of Oklahoma, County of Cleveland, ss.

Before me Neal Smith a Notary Public in and for the above named Territory and Territory, on this 21 day of October 1895 personally appeared Annie Kosterbader S. N. Kosterbader and Lizzie Kosterbader to me known (or proven) to be single Person + Husband + wife and executed the above conveyance of land to be known not the Homestead of the grantor and each for themselves acknowledged the execution thereof to be their free and voluntary act for the purposes named. Witness my hand and official seal the date above written.

My commission expires July 27 1899  
Recorded Nov. 4. 1895 at 11:00 o'clock A.M.

Neal Smith

Notary Public

James Brooks  
Register of Deeds

Recorded in Book 37 Page 519