

This Indenture, Made this 17th day of November in the year of our Lord one thousand eight hundred and ninety five between A. R. Pingree and his wife L. R. Pingree of Baldwin in the County of Douglas and State of Kansas of the first part, and Emily O. Groomer of the second part,

Witnesseth, That the said part 1st of the first part in consideration of the sum of Five hundred and fifty DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have she 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 West quarter of Section number two (2) Township fifteen (15) of Range Eighteen (18)

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said A. R. Pingree do she hereby covenant and agree that at the delivery hereof she 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 Five hundred & fifty dollars and interest thereon according to the terms of One certain Note this day executed and delivered by the said A. R. Pingree and L. R. Pingree to the said party of the second 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 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 A. R. Pingree her heirs and assigns.

In Witness Whereof, The said part 1st 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. R. Pingree (SEAL.)
L. R. Pingree (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 13 day of November, A. D. 1895, before me, E. J. Crooks, a Notary Public in and for said County and State, came A. R. Pingree and L. R. Pingree husband and 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 affixed my official seal on the day and year last above written.

My commission expires March 10 1898 E. J. Crooks Notary Public.
Recorded Nov 14 A. D. 1895 at 10 o'clock A. M.

James Brooks Register of Deeds

In consideration of full payment of the within mortgage I hereby release the same this 28th day of Nov. 1895

Emily O. Groomer

Attest A. W. Wimmering
Register of Deeds

E. J. Crooks