

This Indenture, Made this fourth day of December in the year of our Lord one thousand eight hundred and ninety five between R. A. French and Rebecca E. French husband and wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Guy Bennett of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Five 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: in Section Twenty Nine (29) and Thirty Two (32) Townships Twelve (12) Range Twenty (20) Commencing at the South East Corner of the South East Quarter of said Section Twenty Nine (29) thence running West Fifty, three and one third (53 1/3) Rods, thence North Eighty (80) Rods thence West Fifty, three and one third (53 1/3) Rods thence South to the Kansas River, thence Southwesterly, down the bank of said River to a point due South of the place of beginning, thence North to place of beginning, containing Thirty eight (38) Acres more or less being the land purchased from New Marks by the said R. A. French & Rebecca E. French And the said 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 save and except a Mortgage of One Thousand dollars

This grant is intended as a Mortgage to secure the payment of the sum of Five Hundred Dollars according to the terms of One certain Promissory Note this day executed and delivered by the said R. A. French & Rebecca E. French to the said party of the second part: due & payable May 1st 1896.

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 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 R. A. French and Rebecca E. French 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

R. A. French (SEAL)

Rebecca E. French (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 14th day of December, A. D. 1895, before me, A. A. Cooper a Notary Public in and for said County and State, came R. A. French & Rebecca E. French 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 24 1897 A. A. Cooper Notary Public.
Recorded Dec 14 A. D. 1895 at 7 o'clock P. M.

James Brooks
Register of Deeds.

The following is endorsed on the original instrument -
This note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created, discharged. As witness my hand this 20th day of November A. D. 1901 - J. D. Bowersock -
(Assigned See Book 39 Page 31)

Recorded Nov. 20th 1901 -
J. D. Bowersock,
Register of Deeds.
By Alice B. Bowersock
Deputy.