

This Indenture, Made this 7th day of March in the year of our Lord one thousand eight hundred and ninety six between Otto Bruchmiller and Augusta Bruchmiller his wife of Jefferson in the County of Jefferson and State of Missouri of the first part, and L. A. Wood 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 all 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 North East quarter (N.E. 1/4) of the South East quarter S.E. 1/4 of Section Number twenty (20) Township Eleven (11) Range twenty (20)

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Otto Bruchmiller and Augusta Bruchmiller his wife 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 Coupon Note this day executed and delivered by the said Otto Bruchmiller and Augusta Bruchmiller to the said party of the second part: payable on or before 5 years from date with interest at 8% 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 its 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 its 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 heirs and assigns.

In Witness Whereof, The said party of the first part, have hereunto set their hands and seal the day and year first above written.

Signed and delivered in presence of

Otto Bruchmiller (SEAL.)

Augusta Bruchmiller (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 7th day of March, A. D. 1896, before me, N. F. March a Notary Public in and for said County and State, came Otto Bruchmiller and Augusta Bruchmiller 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 22 1897 N. F. March Notary Public.
Recorded March 7 A. D. 1896 at 11 o'clock A. M.

James Brooks Register of Deeds.