

This Indenture, Made this 2 day of March in the year of our Lord one thousand eight hundred and ninety six between Charles F. Bruce and Anna J. Bruce his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and George H. Williamson of the second part,

Witnesseth, That the said part 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: The north Eighteen (18) % of the Southwest quarter of section No. Twelve (12) and the South Sixty four acres of the North West quarter of section No. Twelve (12) all in Township No. Twelve (12), Range No. Nineteen (19), East.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said Charles F. Bruce + Anna J. Bruce do hereby covenant and agree that at the delivery hereof they are 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 Except a Mortgage to E. Zimmerman for \$1750.

This grant is intended as a Mortgage to secure the payment of the sum of Five Hundred according to the terms of One certain Note this day executed and delivered by the said Charles F. Bruce + Anna J. Bruce to the said party of the second part: payable in one year interest at 5 % 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 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 Charles F. Bruce heirs and assigns.

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

Signed and delivered in presence of

Chas. F. Bruce (SEAL.)

Anna J. Bruce (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 2 day of March, A. D. 1896, before me, L. S. Steele, a Notary Public in and for said County and State, came Charles F. Bruce and Anna J. Bruce his 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 June - 18 - 1898

Recorded March - 2 - 1896 at 5 o'clock P. M.

L. S. Steele

Notary Public.

James Brooks
Register of Deeds.

The following is indexed on the original instrument
The Note herein described having been paid in full of the Mortgage
is hereby released, and the lien thereby created discharged
As witness my hand this 15th day of February A.D. 1898
George H. Williamson
Recorded March 26th 1898.
E. Zimmerman