

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this third day of March in the year of our Lord one thousand eight hundred and ninety six between Anna J. Bruce, wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Charles Gaskill of Grant Township said County of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One Thousand (1000.00) 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 and sixty-four hundredths (18 1/4) acres of the south West quarter of section, number twelve (12) and the south sixty-four (64) acres of the north west quarter of said section number twelve (12) all in township number twelve (12) South of Range number nineteen (19) according to the government survey of said land.

with all the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said Charles F. Bruce do hereby covenant and agree that at the delivery hereof he 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 One Thousand Dollars (1000.00) according to the terms of One certain promissory note this day executed and delivered by the said Charles F. Bruce & wife to the said part y of the second part: payable one year after date with interest at the rate of seven percent 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 part y 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 part us 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 y making such sale on demand to the said Charles F. Bruce his heirs or assigns.

In Witness Whereof, The said part us of the first part, have hereunto set their hands 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,
Douglas County } ss.

Be it Remembered, That on this 3^d day of March, A. D. 1896, before me, Charles Chadwick, a Notary Public in and for said County and State, came Charles F. and Anna J. Bruce husband and 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 Sept-11th 1897
 Recorded March-12 A. D. 1896 at 3²⁵ o'clock P. M. Douglas Co. Mo.

Chas Chadwick Notary Public.
James Brooke Register of Deeds.

The following is endorsed on the Original Instrument:
 S 10332
 Received of C. F. Bruce the within named mortgage for sum of ten hundred and thirty eight and no Dollars in full satisfaction of his within mortgage
 Charles Gaskill
 Recorded Sept 24, 1897

