

This Indenture, Made this 26th day of March in the year of our Lord one thousand eight hundred and ninety six between Clara A. Strub of Marion Township of Douglas in the County of Douglas and State of Kansas, widow of the first part, and E. J. Blair of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One hundred and forty-four $\frac{7}{100}$ DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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 North (60) Sixty acres of the North East quarter of section twelve (12) in Township Fourteen (14) Range Eighteen (18) and the south East quarter of section nine (9) in Township fourteen (14) Range Eighteen (18) less about 10 1/2 acres, thereunto described as follows Beginning 16 rods East of a point 40 rods South of Northwest corner of said quarter section, Thence South 35 1/4 rods to point 12 rods East of the West line of said quarter section, Thence West 12 rods, Thence North 75 1/4 rods to the North West corner of said quarter section, Thence East 16 rods to the North East corner of said quarter section, Thence South 31 rods, Thence West 40 rods, Thence South 9 rods, Thence West 104 rods to place of Beginning with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Clara A. Strub

doth 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 save mortgage of \$600 to Aaron Barton and a second mortgage of \$200 to E. J. Barker, and also a Lien in District Court of Elizabeth Studebaker

This grant is intended as a Mortgage to secure the payment of the sum of One Hundred and forty-four $\frac{7}{100}$ Dollars

according to the terms of One certain Promissory Note this day executed and delivered by the said Clara A. Strub to the said party of the second part: Payable Eight Months after date with interest at 7% from date

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 party of the first part heirs and assigns.

In Witness Whereof, The said party of the first part, hath hereunto set his hand and seal the day and year first above written.

Signed and delivered in presence of

Jennie Watt

Clara A. Strub

(SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 17th day of March, A. D. 1896, before me, Chas. Chadwick, a Notary Public in and for said County and State, came Clara A. Strub

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 Sept 11th 1898. Chas. Chadwick
Recorded March 27 A. D. 1896 at 7 o'clock P. M. Douglas Co., Mo. Notary Public.

Jennie Brooks
Register of Deeds.