

This Indenture, Made this Eleventh day of May in the year of our Lord one thousand eight hundred and ninety six between Sharlet M. Reynolds and Mary J. Reynolds his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Fannie Miller of North Manchester Ind. of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One thousand 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 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: Begin at the South West Corner of the North West Quarter of Section No Twenty (20) Township No Fourteen (14) South of Range Nineteen (19) East of the 6th M. Kansas Thence North Eighty (80) Rods, thence East Forty (40) Rods to the center of a branch or ravine thence North easterly along the center and with the meanderings of said branch or ravine to a point on the North line of said quarter section Eighty four (84) Rods that of the North East Corner thereof thence East Eighty four (84) Rods to said North East Corner thence South One hundred and sixty (160) Rods to the South East Corner of said quarter section thence West One hundred and sixty Rods to beginning 130 rods more or less. with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Sharlet M. Reynolds and Mary J. Reynolds 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 One thousand Dollars (\$1000) according to the terms of One certain Note this day executed and delivered by the said First Parties to the said party of the second part: Payable in five years with interest at six percent per annum payable annually. Said first parties reserve to themselves the privilege of paying part or all of said sum at their option before due 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 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 Sharlet M. Reynolds his 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

L. S. Steele

Sharlet M. Reynolds (SEAL.)

Mary J. Reynolds (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 11 day of May, A. D. 1896, before me, L. S. Steele, a Notary Public in and for said County and State, came Sharlet M. Reynolds and Mary J. Reynolds 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 May 11 A. D. 1896 at 11 o'clock 3 M.

Notary Public.

L. S. Steele
James Brooks
Register of Deeds.

In consideration of full payment of the within mortgage I hereby release the same this 11 day of May 1896 at Lawrence Kansas.

Mary J. Reynolds

(Assigned See Book 37 Page 440)

Attest Armanstrong
Register of Deeds.