

said party of the second part, and to its assigns, all that tract or parcel of land situated in said Franklin County, and State of Kansas, and described as follows, to-wit: The South half of Lots 83 & 85 and all of Lot 87 Indiana Street, Baldwin, Kansas, with the appurtenances, and all the estate, title and interest of the parties of the first part therein.

This grant is intended as a mortgage to secure the payment and the full performance of all the obligations and conditions of a certain Bond this day executed by the said Frank Oechsli and Sarah E. Oechsli his wife, to the Ottawa Mutual Loan and Savings Association, for the payment of \$500.00 as therein provided, in pursuance of the By-Laws thereof, and upon the full and prompt performance of all said conditions of all of said Bonds by the parties signing the same this conveyance shall be void. But if default be made in the performance of any of the conditions of any of said Bonds, or in the making of any payments therein provided, when the same shall be due; or if the taxes and assessments of every nature which are assessed or levied against said premises are not paid at the time the same are by law made due and payable; or if the insurance is not kept up as provided in said Bonds, then, upon the happening of any of said failures, the whole of the said sums as mentioned in all of said Bonds, together with such fines and penalties as shall accrue under the By-Laws of said Association, shall immediately become due and payable, and it shall be lawful for the said party of the second part, or its assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all the money arising from such sale, to retain the amount of said Bonds, interest, fines and penalties, less only the amount of all dues paid as principal upon said Bond, together with the cost and charges of making such sale, and the overplus, if any thereby be, shall be paid by the party making such sale, or demand, to the said parties of the first part, their heirs and assigns. In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Frank Oechsli (Seal)

Sarah E. Oechsli (Seal)

State of Kansas, Franklin County, ss.

On this 20th day of May A.D. 1897, before me Notary Public in and for said County, personally came Frank Oechsli and Sarah E. his wife to me personally known to be the identical persons described in, and who executed the foregoing conveyance as grantors and duly acknowledged the execution of the same

The following was indorsed on the original instrument
For Value received the within Mortgage is hereby uttered, on the
original instrument, this 11 day of Jan'y, 1897

The Ottawa Mutual Loan and Savings Ass'n
By W. B. Miller, Pres't

Recorded January 18th 1899

W. B. Saxman
Register of Deeds
By J. B. Miller, Sec'y