

indefeasible estate of inheritance therein, free and clear of all encumbrances. This Grant is intended as a mortgage to secure the payment of the sum of Fourteen hundred and 40/100 Dollars, according to the terms of a certain Coupon Bond note this day executed by the said parties of the first part, to the said party of the second part.

And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the Buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder thereof; and it shall be lawful for the said party of the second part his executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount, then unpaid of principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on 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 last above written.

C. E. Rice (seal)

M. E. Rice (seal)

State of Kansas, {
Franklin County, } ss

Be it Remembered, That on this 16 day of August A.D. 1897, before me a Notary Public in and for said County and State, came C. E. Rice and M. E. Rice, his wife 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 subscribed my name and affixed my official seal on the day and year last above written.

J. J.

J. J. Gregory
Notary Public

Commission expires on the 14 day of Nov 1900.

Recorded Aug. 18, 1897 at 8²⁰ o'clock A. M.

Register of Deeds

The following is signed on the Original Instrument
The within Mortgage having been paid in full, it is hereby released
on this original instrument this 2nd day of November A.D. 1897.

J. L. Hughes
Clerk of Allen Hughes, Deed

John Deans
Witness

Recorded Dec. 3, 1897