

This Indenture, Made this 31st day of October A. D. 1895, between
Peter Simon a widower
 of Douglas County, in the State of Kansas of the first part, and
Neese Bros.
 of Shawnee County, in the State of Kansas of the second part:

Witnesseth, That said parties of the first part, in consideration of the sum of
Thirty One Hundred AND 100 DOLLARS,
 the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all the following described REAL ESTATE, situated in Douglas County, and State of Kansas, to-wit:-

All of the South West Quarter of Section thirty one (31) Township fourteen (14) Range Nine-
 teen (19) containing One hundred and fifty two acres more or less according to the
 United States Government Survey

To Have and to Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever:-

Provided, Always, And these presents are upon this expressed condition, that whereas said

Peter Simon
 has this day executed and delivered One certain promissory note in writing to said parties of the second part, of which the following is a copy: Richland Kansas Oct 31, 1895.
3100⁰⁰

Three years after date I, we or either of us promise to pay Neese Bros or order
 Thirty One Hundred Dollars at Neese Bros Bank Richland Kansas for value
 received with interest at eight per cent per annum from date until paid interest
 payable annually
Peter Simon

Now, If said party of the first part shall pay or cause to be paid to said parties of the second part, their heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid, when the same is due, and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, then the whole of said sum and sums, and interest thereon, shall, and by these presents become due and payable, and said party of the second part shall be entitled to the possession of said premises.

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

STATE OF KANSAS, } ss:
Shawnee County, }

Be it Remembered, That on this 31st day of October A. D. 1895, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Peter Simon (a widower)

who is personally known to me to be the same person who executed the within instrument of writing, and such person has duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand, and affixed my Notarial Seal, the day and year last above written.

Russell U. Farnsworth Notary Public.

Recorded Nov 1 A. D. 1895, at 5²⁵ o'clock M. Term expires Feb 4 1897
James Brooks Register of Deeds.

This instrument is indexed in the official instrument
 #3100⁰⁰ Richland Kansas Feb 6th 1897
 Record of Peter Simon's within named mortgage the sum of thirty one hundred and no dollars
 in full satisfaction of the within mortgage
 Albert Neese Administrator
 of decedent's estate
 By Albert Neese partner
 of Neese Brothers
 Recorded Feb 7th 1897

