

This Indenture, Made this 12th day of October A. D. 1897, between
Frank S. Bernitz and Alice Bernitz, his wife,
of Douglas County, in the State of Kansas of the first part, and
Adolph City, Inc.
of Douglas County, in the State of Kansas of the second part:

Witnesseth, That said parties of the first part, in consideration of the sum of
Seven hundred and 00/100 DOLLARS,
the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all the following described REAL ESTATE, situated in Douglas County, and State of Kansas, to-wit:—

The southeast quarter (1/4) of the southeast quarter (1/4) section number Three (3) Township number Thirteen (13) Range number Twenty one (21)

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

Frank S. Bernitz and Alice Bernitz
have this day executed and delivered at certain promissory note in writing to said party of the second part, of which the following is a copy: \$700 - Endora, Mo. Oct 12th 1897.

This year and after that date not promised to pay to the order of Adolph City, Inc. under the
Seven Hundred dollars - for value received with interest at the rate of eight
per cent per annum from date and if the interest be not paid annually
to become and principal bear the same rate of interest. Payments of \$20
per month shall be made at any time on this note & will be credited 30 days after
payment is made. Signed Frank S. Bernitz
Alice Bernitz

Now, If said parties of the first part shall pay or cause to be paid to said party 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 parties of the first part have hereunto set their hand the day and year first above written.

STATE OF KANSAS, } SS:
County of Douglas County,

Be it Remembered, That on this 12th day of October A. D. 1897, before me the undersigned, a Charles Pilla Notary Public in and for the County and State aforesaid, came

Frank S. Bernitz and Alice Bernitz
his wife
who to me personally known to me to be the same person who executed the within instrument of writing, and such person personally duly acknowledged the execution of the same.

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

Chas. Pilla Notary Public.

Recorded Oct 14th A. D. 1897, at 5 o'clock PM.
W. H. Bosman Register of Deeds.

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Register of Deeds

Recorded Oct 6th 1898.

W. H. Bosman

Register of Deeds.

Recorded Oct 14th 1897.

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