

This Indenture, Made this 13th day of Oct A. D. 1892 between
John H. Walton & Grace M. Walton, his wife
of Douglas County, in the State of Kansas of the first part, and
Sarah E. Spence & Samuel Spence, her husband
of Douglas County, in the State of Kansas of the second part:

Witnesseth, That said part us of the first part, in consideration of the sum of
Forty Five Hundred AND 25 DOLLARS,
the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said part us of
the second part, their heirs and assigns, all the following described REAL ESTATE, situated in
Douglas County, and State of Kansas, to-wit:-

The South East quarter (1/4) Section No. Thirty Two (32) Township No. Fourteen (14) Range No. Twenty (20) containing one hundred & eighty acres more or less. Also beginning at the South west corner of the North East quarter Section No. Thirty Two Township No. Fourteen (14) Range Twenty east, thence east fifty rods, thence north sixty four rods, thence west fifty rods, south fifty four rods to Big, containing twenty acres more or less.

Rev. Stamp \$1.75

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

John H. Walton & Grace M. Walton, his wife
ha y this day executed and delivered one certain promissory note in writing to said part us of the second part, of which the following is a copy: Baldwin Kans. Oct. 13, 1900 \$4500

Thus appears after date we promise to pay to the order of Sarah E. Spence & Samuel Spence at the Baldwin State Bank at Baldwin, Kansas, Forty five hundred dollars for value received, with interest at the rate of six per cent per annum payable annually, privilege granted for paying 100.00 or multiple thereof at any interest payment time.

Now, If said part us of the first part shall pay or cause to be paid to said part us 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 part us of the second part shall be entitled to the possession of said premises.

In Witness Whereof, The said part us of the first part ha y hereunto set their hand S the day and year first above written.

Executed in presence of
J.E. Hair

John H. Walton
Grace M. Walton

STATE OF KANSAS, } SS:
Douglas County,

Be it Remembered, That on this 13th day of Oct A. D. 1892, before me the undersigned, a J.E. Hair, a Notary Public in and for the County and State aforesaid, came John H. Walton & Grace M. Walton his wife

who to me personally known to me to be the same person who executed the within instrument of writing, and such person 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.



J.E. Hair Notary Public.

Recorded Oct. 24th A. D. 1892, at 4⁵ o'clock P. M. W.D. Bowman Register of Deeds.

The following is endorsed on the original instrument
\$2700.00, Baldwin Kans. - 10/19/05. Received of J. H. Walton the within named mortgage for sum of Twenty seven hundred Dollars in full satisfaction of the within Mortgage. The Kansas Educational Association of the Methodist Episcopal Church.
C. A. Parmer, Pres.
S. S. Murphy Secy
Recorded Jan 12 1905
A. W. Armstrong
Register of Deeds