

This Indenture, Made this 2 day of August A. D. 1890, between
James H. Gander and Emma C. Gander his wife
 of Douglas County, in the State of Kansas of the first part, and
Rebecca Carpenter
 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
Four hundred AND no DOLLARS,
 the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said part of
 the second part, her heirs and assigns, all the following described REAL ESTATE, situated in
 Douglas County, and State of Kansas, to-wit:—

The north ten acres of the south thirty (30) acres of that part
of Baldwin City vacated and lying west of Tenth Street and
South of Jersey street said thirty acres being in the south
west corner of the west half of the south east quarter
of sec. four— Township fifteen Range twenty.

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

James H. Gander and Emma C. Gander
 ha ve this day executed and delivered One certain promissory note in writing to said part of the second part,
 of which the following is a copy: Baldwin Kansas Aug. 2-1902 Two years
after date we promise to pay to the order of Rebecca Carpenter
at the Baldwin State Bank, Baldwin Kansas, Four hundred
dollars, for value received with interest at the rate of six per
cent per annum from date payable annually. Privilege
granted to pay in one year.

Now, If said part of the first part shall pay or cause to be paid to said part of the second part, her heirs
 or assigns, said sum of money in the above described note as 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 of the second part shall be entitled to the possession of
 said premises.

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

Executed in presence of
H. M. Clark

STATE OF KANSAS, } SS:
Douglas County,

Be it Remembered, That on this 2 day of August A. D. 1890, before me the
 undersigned, a J. C. Talbot, a Notary Public in and for the County and State aforesaid, came
James H. Gander and Emma C. Gander his wife

who to me personally known to me to be the same person who executed the going
 instrument of writing, and such person duly acknowledged the execution of the same.
 In Witness Whereof, I have hereunto set my hand, and affixed my official
 Seal, the day and year last above written.

J. C. Talbot Notary Public
My Commission Term expires November 5-1905
 Recorded Aug. 15 A. D. 1890, at 8:35 o'clock A. M.
G. B. Boman Register of Deeds

The following is endorsed on the original instrument.
 \$ 474.24 Baldwin Kansas May 7th 1905.
 Received of James H. Gander & Emma C. Gander the within
 Named Mortgage, the sum of Four hundred and twenty one and
24/100 Dollars in full Satisfaction of the within Mortgage,
J. H. Carpenter, Witness,
Ernest Bane,
Recorded May 11th 1905,
W. W. Winters,
Register of Deeds.