

This Indenture, Made this 19th day of Nov. A. D. 1892, between
Isaac G. Phillips, Anna L. Phillips, his wife,
 of Douglas County, in the State of Kansas of the first part, and
H. H. Junkins
 of Douglas County, in the State of Kansas of the second part;

Witnesseth, That said part 1st of the first part, in consideration of the sum of
Thirteen Hundred AND no DOLLARS,
 the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said part 2d of
 the second part, his heirs and assigns, all the following described REAL ESTATE, situated in
Douglas County, and State of Kansas, to-wit:-

East sixty acres of the south one half of the south west quarter
section No. Twenty two (22) Township No. Fourteen (14) Range
No. Twenty (20) Douglas Co. Kansas.

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

Isaac G. Phillips and Anna L. Phillips
 ha ve this day executed and delivered one certain promissory note in writing to said part 2d of the second part,
 of which the following is a copy: Baldwin Kansas - Nov. 19th 1902
Five years after date we promise to pay to the order of H. H. Junkins
at the Baldwin State Bank, Baldwin Kas. Thirteen Hundred Dollars
for value received with interest at the rate of six per cent. per
annum. Privilege granted to pay \$100⁰⁰ or multiple thereof at
any interest paying time.

Now, If said part 1st of the first part shall pay or cause to be paid to said part 2d of the second part, his 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 2d of the second part shall be entitled to the possession of
 said premises.

In Witness Whereof, The said part 1st of the first part ha ve hereunto set their hands
 the day and year first above written.

Executed in presence of
Mary M. M. M.
Walter Junkins
 STATE OF KANSAS, } SS:
Douglas County,

Isaac G. Phillips
Anna L. Phillips

Be it Remembered, That on this 19 day of Nov. A. D. 1892, before me the
 undersigned, a J. E. Hair a Notary Public in and for the County and State aforesaid, came

Isaac G. Phillips and Anna L. Phillips - his wife -

who to me personally known to me to be the same person who executed the within instru-
 ment 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.

My Commission J. E. Hair Notary Public
 Term expires Aug - 6 - 1894
 Recorded Dec. 10 A. D. 1892, at 1⁴⁰ o'clock A. M.

H. H. Junkins, Register of Deeds.

The following is enclosed on the original instrument.
\$1300.00 10/17/97 Received of W. H. Riggs who assumed
 the within mortgage from the within named mortgagee the sum of
Thirteen hundred and no Dollars in full satisfaction of the
 within mortgage.
W. H. Junkins
 atty

Recorded Oct 8th 1907
W. H. Junkins
 Register of Deeds

The following was enclosed on the original instrument.