

This Indenture, Made this 21st day of February A. D. 1896, between
Charles L. Downs and Rosa Downs (his wife)
of Douglas County, in the State of Kansas of the first part, and
The Peoples State Bank of Baldwin
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 fifty (\$450) AND 50 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 successors heirs and assigns, all the following described REAL ESTATE, situated in
Douglas County, and State of Kansas, to-wit:—

Lot No. forty six (46) forty eight (48) and fifty (50) on
High Street in the City of Baldwin City, County
of Douglas State of 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,
Charles L. Downs and Rosa Downs his wife
have 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: Baldwin, Kansas, February 21, 1896. Three years after
date for value received we promise to pay to the order of The Peoples State
Bank of Baldwin, Four hundred and fifty Dollars with interest
from dated the rate of 8 per cent per annum payable semiannually
until paid at the office of The Peoples State Bank Baldwin, Kansas.
If desired partial payments to be made at any interest paying
period

Now, If said parties 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 parties 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.

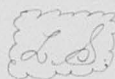
Charles L. Downs
Mrs. Rosa Downs

STATE OF KANSAS, } ss:
Douglas County,

Be it Remembered, That on this 22nd day of Feb. A. D. 1896, before me the
undersigned, a Notary Public in and for the County and State aforesaid, came
Charles L. Downs and Rosa Downs, his wife

who are personally known to me to be the same person who executed the within instru-
ment of writing, and such person did 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.



L. S. Bristow Notary Public.

Recorded Feb. 24- A. D. 1896, at 9⁰⁰ o'clock A. M. Term expires Nov. 19th 1896

W. W. Armstrong Register of Deeds.
D. J. Armstrong, Dep.

The following is Endorsed on the original instrument.
 of C. S. 75 Baldwin Aug 7 1908, Received of W. W. Armstrong.
 & the within named Mortgagee the sum of four hundred and sixty five and 75/100 Dollars.
 in full satisfaction of the within Mortgage.
 Peoples State Bank of Baldwin Kansas.
 W. W. Armstrong, Register of Deeds.
 Recorded Aug 8 1908