

This Indenture, Made this 30th day of July in the year of our Lord one thousand eight hundred and ninety six between Catharine S. Zimmerman (a widow) of Eudora in the County of Douglas and State of Kansas of the first part, and Sarah M. Grantham of the second part.

Witnesseth, That the said party of the first part in consideration of the sum of Four hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do grant, bargain, sell and mortgage to the said party of the second part her heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: The West half of the North West quarter of Section Sixteen (16) Township Thirteen (13) Range Twentyone (21) containing Eighty (80) Acres

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Catharine S. Zimmerman do hereby covenant and agree that at the delivery hereof she is the lawful owner — of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances

This grant is intended as a Mortgage to secure the payment of the sum of Four hundred dollars and the interest thereon according to the terms of One certain Promissory Note this day executed and delivered by the said Catharine S. Zimmerman to the said party of the second part: Copy of note, Eudora Kansas July 30th 1896
\$400. Three years after date I promise to pay to the order of Sarah M Grantham Four Hundred dollars with eight percent interest per annum payable semiannually from date until paid.
Noty received, signed Catharine S Zimmerman
and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part therefor, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part her executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part her executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges for making such sales, and the overplus, if any there be, shall be paid by the party of the first part making such sale on demand to the said party of the first part heirs and assigns.

In Witness Whereof, The said party of the first part, has hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of
Catharine S. Zimmerman (SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas } ss.

Be it Remembered, That on this 30th day of July, A. D. 1896, before me, Charles A. Skill, a Notary Public in and for said County and State, came Catharine S. Zimmerman to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires January 22 1900 Charles A Skill Notary Public.
Recorded July 31 A. D. 1896, at 1:20 o'clock P. M.

James Brooks
Register of Deeds.

*The following is Indenture on the original instrument.
The Note herein described having been paid in full
this Mortgage is hereby released. And the lien thereby
created is discharged. As witnesses My hand this 31st day of
January A.D. 1906.
Catharine S. Zimmerman.*

*Recorded Feb 6th 1906.
W. W. Cunningham.
Register of Deeds.*