

This Indenture, Made this Twenty Fifth day of August in the year of our Lord one thousand eight hundred and ninety six between M. A. Anderson (unmarried) of LeCompton in the County of Douglas and State of Kansas of the first part, and E. J. Parker of the second part.

Witnesseth, That the said party of the first part in consideration of the sum of Two Thousand DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does grant, bargain, sell and mortgage to the said party of the second part his 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 South West quarter (1/4) of Section Twenty Three (23), Township Twelve (12), South of Range Eighteen (18),

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said M. A. Anderson does hereby covenant and agree that at the delivery hereof he 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 Two Thousand Dollars according to the terms of One certain Note and six coupons this day executed and delivered by the said M. A. Anderson to the said party of the second part: his heirs or assigns.

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 thereof, 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 his 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 his 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 making such sale on demand to the said M. A. Anderson heirs and assigns.

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

Signed and delivered in presence of

M. A. Anderson (SEAL.)  
(SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS, } SS.  
County of Douglas

Be it Remembered, That on this 11th day of September, A. D. 1896, before me, John M. Newlin, a Notary Public in and for said County and State, came M. A. Anderson

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 April 23, 1899 John M. Newlin Notary Public.  
Recorded Sept 14 A. D. 1896, at 11:35 o'clock P. M.

James Brook  
Register of Deeds.

The following is extracted from the original instrument:  
This note herein described having been paid in full, this mortgage is hereby released,  
and the said party created discharged. Witness my hand, this 22 day of March, A.D. 1900.  
Attest: John M. Newlin  
By R. H. Hensley, Atty in fact.

Recorded March 22-1900. Register of Deeds By Willie B. Sopeman, Deputy.  
(Assigned Sec. Book 3 Page 531)

