

This Indenture, Made this First day of August in the year of our Lord one thousand eight hundred and ninety Six between John F. Morgan and Elcina Morgan his wife of Grant Township in the County of Douglas and State of Kansas of the first part, and Frank B. Lawrence of Boston Massachusetts of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Four Hundred (\$400.00) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do 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 North East quarter (1/4) of the North East quarter (1/4) of Section Number Eight (8) in Township Number Twelve (12) South of Range Number Twenty (20) East of the Sixth Principal Meridian

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said John F. Morgan do 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 Four Hundred Dollars and the interest thereon according to the terms of One certain Coupon Note this day executed and delivered by the said John F. Morgan and wife Elcina to the said party of the second part: and payable five years after date with interest payable semi-annually at the rate of seven percent per annum as per ten coupons attached to said note.

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 John F. Morgan heirs and assigns.

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

Signed and delivered in presence of

J. F. Morgan (SEAL.)  
Elcina Morgan (SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS, }  
County of Douglas } ss.

Be it Remembered, That on this 21<sup>st</sup> day of September, A. D. 1896, before me, Charles Chadwick, a Notary Public in and for said County and State, came John F. Morgan and Elcina Morgan husband and wife to me personally known to be the same persons 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 Sept. 11, 1899 Charles Chadwick Notary Public, Douglas County, Kansas  
Recorded September 24 A. D. 1896, at 12 o'clock M.

James Brooks  
Register of Deeds.

*The following is endorsed 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 Witness my hand this 1st day of March A.D. 1906.  
Attest Edw. B. Ryan,  
Not. Pub. R. Ryan.*

*Recorded Mar 8<sup>th</sup> 1906  
J. W. Armstrong,  
Register of Deeds*