

This Indenture, Made this 24th day of August in the year of our Lord one thousand eight hundred and ninety six between James T. Syner and Grace Syner, his wife of Media in the County of Douglas and State of Kansas of the first part, and Emma P. Shepard of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Four Hundred 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 part 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: South East One half of the South East quarter of Section (14) fourteen, Township (15) fifteen, Range nineteen (19), Douglas County, Kansas.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said James T. Syner and wife do hereby covenant and agree that at the delivery hereof they are 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 according to the terms of One certain promissory note this day executed and delivered by the said James T. Syner and wife to the said party of the second part: Dated August 24th 1896, Baldwin Kans, and payable in three from date, with interest at 8 percent annually.

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 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, appraisalment hereby waived or not at the option of the party of the second part their 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 part us making such sale on demand to the said James T. Syner, his heirs and assigns.

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

Signed and delivered in presence of

James T. Syner (SEAL.)
Grace Syner (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } SS.
County of Douglas

Be it Remembered, That on this 24 day of August, A. D. 1896, before me, J. H. Price, Justice of the Peace, a Notary Public in and for said County and State, came James T. Syner and Grace Syner, his wife 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 J. H. Price
Justice of the Peace

State of Kansas, } SS.
County of Douglas, }
A. D. 1896, Before me J. H. Price, Justice of the Peace in and for said County and State, came James T. Syner and Grace Syner his wife 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.
Recorded Oct 15 1896 at 12 o'clock P.M.
J. H. Price
Justice of the Peace
Register of Deeds

The following is indented on the original instrument
The state herein described having been paid in full this Mortgage
is hereby released and the same hereby created discharged
As Witness my hand this 12 day of December A.D. 1900.
Emma P. Shepard

Recorded Dec 13th 1900.
Edy Foxman Register of Deeds