

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 14th day of October in the year of our Lord one thousand eight hundred and ninety six, between Frank Van Tries and Martha Van Tries his wife of Calumna Twp in the County of Douglas and State of Kansas of the first part, and C. B. Rice Guardian of the Estate of Chas. W. & Herbert Coffman of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Four Hundred and Fifty 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: All of the south half of the North East Quarter of Section Thirteen (13) Township Fifteen (15) Range Twenty (20)

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances Save a prior Mortgage of \$12.00 to C. B. Rice

This grant is intended as a Mortgage to secure the payment of the sum of Four Hundred and Fifty Dollars according to the terms of One certain promissory note this day executed and delivered by the said parties of the first part to the said party of the second part of which the following is a description Amount \$450 Due 11 years after date with interest at 7% payable 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 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 parties of the first part, their heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

John Dean

Frank Van Tries (SEAL.)

Martha Van Tries (SEAL.)

STATE OF KANSAS, }
County of Franklin } ss.

Be it Remembered, That on this 9th day of January A. D. 1897, before me, J. F. Preshaw, a Notary Public in and for said County and State, came Frank Van Tries and Martha Van Tries his 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 Apr 26 1899 J. F. Preshaw Notary Public.
Recorded March 22 A. D. 1897, at 6:30 o'clock A. M.

James Brooks
Register of Deeds.

*The following is returned on the original instrument
The sale herein described having been paid in full this 22nd day of
as hereby released and do hereby certify, Recd. & discharged
As witness my hand this 10th day of October, A.D. 1900.
Matthew Farrell
Guardian
Recorded Oct 20 1900
G. F. Preshaw
Notary Public*