

This Indenture, Made this Second day of June in the year of our Lord one thousand eight hundred and ninety seven between Benjamin D. Palmer a single man and Gertrude Palmer unmarried of Lawrence in the County of Douglas and State of Kansas of the first part, and Ottomar Menger of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of One hundred and seventy five (\$175.00) 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:

Lot Number Thirteen (13) New Hampshire street in the City of Lawrence being a undivided one half interest

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 owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances whatsoever excepting one mortgage of eight hundred Dollars \$800.00 made on the whole of said lot

This grant is intended as a Mortgage to secure the payment of the sum of One hundred and seventy five (\$175.00) according to the terms of One certain Note this day executed and delivered by the said parties of the first part to the said party of the second part:

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 seal the day and year first above written.

Signed and delivered in presence of

Ben D. Palmer (SEAL.)
Gertrude Palmer (SEAL.)
(SEAL.)
(SEAL.)

STATE OF Colorado } SS.
County of Arapahoe

Be it Remembered, That on this 2 day of June, A. D. 1897, before me, H. E. Singletary, a Notary Public in and for said County and State, came Ben D. Palmer

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 Feb 15 1898 H. E. Singletary Notary Public.

State of Kansas }
County of Douglas } SS. Be it Remembered, That on this 2 day of June A. D. 1897, before me a Notary Public in and for said County and state came Gertrude Palmer 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.

L. S. Steele
Notary Public
James Brooks
Register of Deeds

My commission expires June 15 1898
Recorded June 5, 1897 at 10:55 o'clock A.M.

The following is enforced on the original instrument. There is hereunder a copy of the original instrument, this mortgage is hereby released, and the sum thereby created is discharged. As witness my hand, this 26th day of September A.D. 1897. Ottomar Menger.

Recorded Nov 23-1897. G. W. Johnson, Register of Deeds. By Alfred B. Johnson, Deputy.