

This Indenture, Made this 28 day of July in the year of our Lord one thousand eight hundred and ninety ninty seven between M. Carr and Agness Carr, his wife of Cudora in the County of Douglas and State of Kansas of the first part, and H. A. Oberholtzer of the second part,

Witnesseth, That the said part 1 of the first part in consideration of the sum of Five 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 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: Sole number One (1), Two (2), Three (3), Four (4), Five (5), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20) in Block One Hundred and Thirty Two (132) in the City of Cudora, according to the plat of said City.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said M. Carr and Agness Carr 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.

This grant is intended as a Mortgage to secure the payment of the sum of Five Hundred Dollars according to the terms of one certain Promissory Note this day executed and delivered by the said M. Carr and Agness Carr to the said party of the second part: payable in five years with 8 percent interest from date until paid. Interest payable semi-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 M. Carr and Agness Carr heirs and assigns.

In Witness Whereof, The said part 1 of the first part, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

M. Carr (SEAL.)
Agness Carr (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas } ss.

Be it Remembered, That on this 28 day of July, A. D. 1897, before me, C. F. Richards, a Notary Public in and for said County and State, came M. Carr and Agness Carr, 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 March 29, 1898 C. F. Richards

Recorded July 29 A. D. 1897, at 9 o'clock A. M.

Notary Public.

James Brooks
Register of Deeds.

The following is endorsed on the original instrument—
This note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created discharged. The balance not paid, this 23 day of November A. D. 1901—
H. A. Oberholtzer
Attest: C. F. Richards.

Recorded Nov. 26 - 1901—
C. F. Sopman,
Register of Deeds,
By Lillian B. Sopman,
Deputy.

(S.S.)