

This Indenture, Made this First day of July in the year of our Lord one thousand eight hundred and ninety seven between W. D. Kerns and his wife Kate S. Kerns of Lawrence, Kansas in the County of Douglas and State of Kansas of the first part, and David Kerns and his wife Susanna Kerns of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Twenty 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 parties of the second part their 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 North half of the South West quarter of Section Number Ten (10) in Township Number Fifteen (15) South of Range Number Twenty (20) East of the 1st M. Kansas, the parties of the first part reserve the privilege of paying one hundred dollars or any multiple thereof at any interest payment period

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 and that they will warrant and defend the same unto said parties of the second part their heirs and every other person or persons lawfully claiming or to claim the same.

This grant is intended as a Mortgage to secure the payment of the sum of Twenty five hundred Dollars according to the terms of One certain Note & twelve interest coupons this day executed and delivered by the said parties of the first part to the said parties of the second part: Due and payable in twelve years from date with interest as evidenced by coupons to maturity and interest after maturity at seven per cent per annum

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 parties of the second part their 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 parties 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 parties of the first part their heirs and assigns.

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

Signed and delivered in presence of

D. Baughman

W. D. Kerns

(SEAL.)

Kate S. Kerns

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } SS.

Be it Remembered, That on this 1st day of July, A. D. 1897, before me, W. D. Kerns and Kate S. Kerns a Notary Public in and for said County and State, came W. D. Kerns and Kate S. Kerns 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 June 2, 1901

Recorded Aug 3 A. D. 1897, at 9 o'clock A. M.

D. Baughman

Notary Public.

James Brooke

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 discharged. Witness
 my hand, this 10 day of Oct A.D. 1901
 Susanna Kerns, executrix
 of estate of David Kerns, deceased.

Recorded Oct 10 1901
 L. B. Johnson
 Register of Deeds
 By Billie B. Johnson
 Deputy