

This Indenture, Made this Eleventh day of January in the year of our Lord one thousand eight hundred and ninety eight between Robert H. Byford and Margaret L. Byford his wife of Cudora in the County of Douglas and State of Kansas of the first part, and Flora M. Nichols of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three 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 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: The North half of the North West quarter of the South West quarter of Section Number Seven (7) in Township Fourteen (14) Range Twenty-one (21) in said County and State, containing 20 acres more or less

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Robert H. Byford and Margaret L. Byford 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 Three hundred Dollars according to the terms of Two certain notes this day executed and delivered by the said Parties of the first part to the said party of the second part: payable as follows, One note for \$100, payable on or before one year after date with interest at 7%, and one other note payable five years after date with annual interest at 7%, according to coupons attached to said and interest after maturity at rate of 10% until paid with privilege of paying \$100.00 any multiple thereof on principal of any of said notes; 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, appraisement hereby waived or not at the option of the party of the second part her 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 hand and seal the day and year first above written.

Signed and delivered in presence of

Hugh Blair

Robert H. Byford (SEAL.)

Margaret L. Byford (SEAL.)

STATE OF KANSAS, } SS.

County of Douglas

Be it Remembered, That on this 12 day of January, A. D. 1898, before me, Hugh Blair, a Notary Public in and for said County and State, came Robert H. Byford and Margaret L. Byford, 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 25 Dec 1901

Recorded Jan 12 A. D. 1898, at 11 o'clock A.M.

Notary Public.

Register of Deeds.

*The following is endorsed on the original instrument:
This note being described having been paid in full this mortgage
is hereby released, and the lien hereby created discharged. As witness
my hand this 10th day of January A.D. 1900. Mrs. Flora M. Nichols.*

Recorded Jan. 16, 1900.

Col. William Register of Deeds By Billie B. Johnson Deputy.