

This Indenture, Made this Eleventh day of January in the year of our Lord one thousand eight hundred and ninety eight between Norman Balmater and Carrie Balmater, his wife of Gridora in the County of Douglas and State of Kansas of the first part, and A. Marvin of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Six 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 South East quarter of the South East quarter of Section Twelve (12) in Township Fourteen (14) Range Twenty (20) in said County and State

with all the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said Norman Balmater and Carrie Balmater do hereby covenant and agree that at the delivery hereof they are the lawful owner s. 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 Six hundred Dollars according to the terms of One certain Mortgage Note this day executed and delivered by the said Parties of the first part to the said party of the second part: payable 5 years after date according to said note and coupons thereon attached

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 part 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. Privilege reserved to pay 1/100 or any multiple thereof at time of any interest payment.

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

Signed and delivered in presence of

Norman Balmater (SEAL.)

Carrie Balmater (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } SS.

Be it Remembered, That on this 11th day of January, A. D. 1898, before me, Hugh Blair, a Notary Public in and for said County and State, came Norman Balmater and Carrie Balmater 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 22nd Decr 1901 Hugh Blair Notary Public.

Recorded Jan 12 A. D. 1898, at 4²¹ o'clock P.M.

H. Blair
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 said lien thereby created discharged. Witness my hand this 30th day of December 1900. - A. Marvin,
Deputy.*

*Recorded - Dec - 30 - 1900 -
L. B. Balmater,
Register of Deeds,
Douglas County, Kansas.*