

This Indenture, Made this 27th day of Jan, in the year of our Lord one thousand eight hundred and ninety Eight between Edmund K. Eaton Widower of Baldwin in the County of Douglas and State of Kansas of the first part, and The Baldwin State Bank of the second part.

Witnesseth, That the said part 4 of the first part in consideration of the sum of Four Thousand DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do sell grant, bargain, sell and mortgage to the said part 4 of the second part its 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 fractional North West quarter, Section No. one (1) Township No. Fifteen (15) Range No. Twenty (20) Also 2nd Trac. North East quarter Section, No. Two (2) Township No. Fifteen (15) Range No. Twenty (20) The West one hundred acres of the South East quarter Section No. two (2) Township No. Fifteen (15) Range No. Twenty (20) All in Douglas County Kansas Oklahoma Terr.

with all the appurtenances, and all the estate, title and interest of the said part 4 of the first part therein. And the said Edmund K. Eaton do sell hereby covenant and agree that at the delivery hereof, he is 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 except one mch. for Six Thousand Dollars made to the Mutual Benefit Life Insurance Co.

This grant is intended as a Mortgage to secure the payment of the sum of Four Thousand Dollars according to the terms of one certain Note this day executed and delivered by the said Edmund K. Eaton to the said part 4 of the second part: Dated Baldwin Kansas Jan. 27-1898 Due July 27-1900 Int. at the rate of 9 per cent per annum payable annually Prin + Int. payable at the Baldwin State Bank Baldwin Kansas Privilege of paying all or part at Int. paying time 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 part 4 of the second part its 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 4 of the second part its 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 part 4 making such sale on demand to the said Edmund K. Eaton heirs and assigns.

In Witness Whereof, The said part 4 of the first part, has hereunto set his hand and seal the day and year first above written.

Signed and delivered in presence of

Edmund K. Eaton (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 27 day of Jan, A. D. 1898, before me, J. E. Hair, a Notary Public in and for said County and State, came Edmund K. Eaton 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 Aug 3-1900
Recorded Feb 3-99 A. D. 1898, at 5 o'clock P.M.

J. E. Hair
Notary Public.

G. A. Oxman
Register of Deeds.

The following is a witness of one of the original instrument
The note herein described having been paid in full this Mortgage
is hereby released and the same hereby is to be discharged
As witness my hand and seal this 27th day of Jan. A. D. 1898
J. E. Hair, Notary Public, The Baldwin State Bank
Baldwin, Kansas, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

for my
Bank only

Recorded Mch 25th 1898
J. E. Hair, Notary Public
Baldwin, Kansas