

This Indenture, Made this Tenth day of February in the year of our Lord one thousand eight hundred and ninety eight between Julia A. Hammond and James M. Hammond her husband of Vinland in the County of Douglas and State of Kansas of the first part, and Granville Yager of the second part,

**Witnesseth,** That the said parties of the first part in consideration of the sum of Seven 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: The west half of the North East quarter of Section Number three 3. in Township Number fourteen (14) South of Range Number twenty 20. East of the Sixth 6th Principal meridian and containing eighty 80 acres more or less

with all the appurtenances, and all the estate, title and interest of the said part 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.

This grant is intended as a Mortgage to secure the payment of the sum of Seven hundred Dollars

according to the terms of One certain Mortgage note this day executed and delivered by the said Julia A. Hammond and James M. Hammond to the said party of the second part: due in five years from date with interest from date to maturity or default as evidenced by coupons attached to said note, and interest after maturity or default at the rate of ten per cent per annum Grantors reserve the right to pay one hundred dollars or any multiple thereof at any interest payment 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 parties of the first part their heirs and assigns.

**In Witness Whereof,** The said party is of the first part, has hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

R. M. Dunning

Julia A. Hammond (SEAL.)  
James M. Hammond (SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS, }  
County of Douglas } ss.

Be it Remembered, That on this 14th day of Feb., A. D. 1898, before me, R. M. Dunning Justice of Peace, a Notary Public in and for said County and State, came Julia A. Hammond and James M. Hammond her husband 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

Recorded Feb. 16 A. D. 1898, at 4 o'clock P. M.

R. M. Dunning J. P.  
Notary Public.  
G. A. Boardman  
Register of Deeds.

The following is endorsed on the original instrument  
\$ 700 on Pledge N. H. Feb 25<sup>th</sup> 1904.  
Receipt of Julia A. Hammond the within named mortgagee  
the sum of Seven hundred and 00<sup>00</sup> Dollars in full  
Satisfaction of the within Mortgage.  
Granville Yager

Recorded Feb 25<sup>th</sup> 1904.  
W. W. McCormick  
Register of Deeds.