

486

This Indenture, Made this First day of March in the year of our Lord one thousand eight hundred and ninety eight between P.A. Horner and Priscilla Horner husband and wife of the County of Douglas and State of Kansas of the first part, and Louisa Sales of the second part,

Witnesseth, That the said part two 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 part two 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: Beginning forty four 24 rods and four 4 feet South of the North West corner of the North West quarter of section twenty four 24 Township Thirteen 13 South of Range eighteen 18 East running thence South seventy three 73 rods and fifteen and one half 15 1/2 feet thence East forty three 43 rods and six 6 inches thence North seventy three 73 rods and fifteen and one half 15 1/2 feet thence West forty three 43 rods and six 6 inches to the place of beginning, containing forty 20 acres more or less

with all the appurtenances, and all the estate, title and interest of the said part two of the first part therein. And the said P.A. Horner and Priscilla Horner 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 part purchase money according to the terms of Six certain Mortgage notes this day executed and delivered by the said P.A. Horner and Priscilla Horner to the said part two of the second part: for one hundred dollars each, all of our date herewith, and payable at the Merchants National Bank, Lawrence, Kansas, with seven per cent interest from date payable semi-annually, and due one on or before March first A.D. 1899, one due on or before March first A.D. 1900, one due on or before March first A.D. 1901, one due on or before March first A.D. 1902, one due on or before March first A.D. 1903, and one due on or before March first A.D. 1904, 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 two 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 two 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 part two making such sale on demand to the said P.A. Horner and Priscilla Horner heirs and assigns.

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

Signed and delivered in presence of

P.A. Horner (SEAL.)
Priscilla Horner (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas } SS.



Be it Remembered, That on this 1st day of March, A. D. 1898, before me, S.A. Wood, a Notary Public in and for said County and State, came P.A. Horner and Priscilla Horner husband and wife to me personally known to be the same person s 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 April 10th 1901

Recorded March 11th A. D. 1898 at 3 o'clock P.M.—

S.A. Wood
Notary Public.
W.F. Doorman
Register of Deeds.

The following is Endorsed on the original instrument.
This Note having been paid in full
this Mortgage is hereby Released and the lien thereby
Created is discharged. As Witness my hand this 5th day of Aug.
A.D. 1905.

for
Louisa Sales
Mortg

Attest W.S. Walker,
Warren Stringer

Recorded Aug 5th 1905,
W.F. Doorman
Register of Deeds.

486