

This Indenture, Made this 23 day of May in the year of our Lord one thousand eight hundred and ninety Eight between George F. Derby and Alta Derby his wife of Township in the County of Douglas and State of Kansas of the first part, and Ella E. Allen Guardian of Chas. W. Allen minor of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One Thousand \$1,000 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 East half of the South West quarter of Section No. Seventeen (17) Township No. Thirteen (13) South of Range No. Nineteen (19) East of the Sixth Principal Meridian, containing 80 acres more or less

with all the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said George F. Derby and Alta Derby 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 One Thousand Dollars (\$1,000)

according to the terms of One certain note this day executed and delivered by the said George F. Derby and Alta Derby to the said party of the second part: Payable in five years from date, with interest according to ten coupons attached to said note removing the privilege of paying 10% or any multiple at time of 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 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 George F. Derby his heirs and assigns.

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

Geo F Derby (SEAL.)

Alta Derby (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,
County of Douglas } SS.

Be it Remembered, That on this 23 day of May, A. D. 1898, before me, J. S. Steele, a Notary Public in and for said County and State, came George F. Derby and Alta Derby 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 June 18-1898

Recorded May 23 A. D. 1898, at 3³⁰ o'clock P. M.

J. S. Steele

Notary Public.

W. B. Bowman

Register of Deeds.

Release

(The following is endorsed on the original instrument)
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As witness my hand this 23 day of February A. D. 1912

Franklin Yager

Recorded Feb 29, 1912
Floyd L. Lawrence
Register of Deeds.

The following is endorsed on the original instrument -
For value received, hereby sell, transfer and assign all the within mortgage, made by Geo. F. Derby & Alta Derby his wife to the Cambridge State Bank of Cambridge Mass.
Witness: P. W. Robinson
Ella E. Allen, Guardian of Chas. W. Allen, minor
Date of record as on this 6 day of December 1901 before me the undersigned, a Notary Public in and for said county and State came Ella E. Allen to my personal presence to witness the execution of the above assignment and duly acknowledged the execution of the same. Witness my hand and official seal the day and year above written.
My commission expires March 25-1902
Recorded Dec. 7-1901
By J. B. Bowman, Register of Deeds, Wyandotte County, Kansas.