

This Indenture, Made this 2 day of April in the year of our Lord one thousand eight hundred and ninety eight between Henry Deister and Wilhelmina Deister his wife of Douglas in the County of Douglas and State of Kansas of the first part, and William J. Sinclair of Lawrence Kansas of the second part,

Witnesseth, That the said part 1st of the first part in consideration of the sum of Five Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do grant, bargain, sell and mortgage to the said part 2d 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 North half of the North West quarter of Section No. Thirty (30) in Township No. 21 North, of Range No. Eighteen (18) East of 6th P.M., containing 65 and 7/800 acres of land, more or less

with all the appurtenances, and all the estate, title and interest of the said part 1st 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 owner s of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part his heirs and assigns forever, against all persons lawfully claiming or to claim the same

This grant is intended as a Mortgage to secure the payment of the sum of Five 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 part 2d of the second part: Due in three years after date, with interest from date to maturity or default as evidenced by coupons attached to said note, and interest after maturity or default at 10% per annum until fully paid in cash or by Sheriff's deed to said premises, together with possession thereof 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 2d 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 part 2d of the second part 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 2d making such sale on demand to the said Parties of the first part their heirs and assigns.

In Witness Whereof, The said part 1st of the first part, ha ve hereunto set their hands and seal the day and year first above written.

Signed and delivered in presence of

Henry Deister (SEAL.)
Wilhelmina Deister (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } SS.
County of Kansas

Be it Remembered, That on this 1st day of June, A. D. 1898, before me, J. A. Night, a Notary Public in and for said County and State, came Henry Deister and Wilhelmina Deister 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 Nov. 20, 1899
Recorded June 3rd A. D. 1898, at 2:20 o'clock P.M. J. A. Night Notary Public.

W. J. Sinclair
Register of Deeds.

The following is in original and original instrument
 The note has been cleared by having been paid in full by mortgage
 is such, released and all other claims, created, discharged
 W. J. Sinclair, Register of Deeds, Douglas County, Kansas
 at the office of the Register of Deeds, Douglas County, Kansas
 Assigned see Book 33 Page 280
 Recorded May 23, 1901
 J. H. Dargatzian
 Register of Deeds