

**This Indenture**, Made this 1st day of April in the year of our Lord one thousand eight hundred and ninety eight between J.A. Erikson of Lawrence in the County of Douglas and State of Kansas of the first part, and Christian Peterson of the second part,

**Witnesseth**, That the said part of the first part in consideration of the sum of Three Hundred (\$300) 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 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: Lot No. Fifty Eight (58) on Pennsylvania Street in the City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said J.A. Erikson + Nellie Erikson do hereby covenant and agree that at the delivery hereof they are 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

This grant is intended as a Mortgage to secure the payment of the sum of Three Hundred Dollars according to the terms of One certain Note this day executed and delivered by the said J.A. Erikson + Nellie Erikson to the said part of the second part: Payable in five years interest at the rate of six per cent per annum payable semi annually

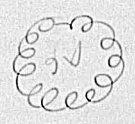
and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said part 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 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 part of the second part his making such sale on demand to the said J.A. Erikson, his heirs and assigns.

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

Signed and delivered in presence of

J.A. Erikson (SEAL.)  
Nellie Erikson (SEAL.)  
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\_\_\_\_\_  
(SEAL.)  
(SEAL.)

STATE OF KANSAS,  
County of Douglas } SS.



**Be it Remembered**, That on this 13th day of June, A. D. 1898, before me, L.S. Steele, a Notary Public in and for said County and State, came J.A. Erikson and Nellie Erikson 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 June 18, 1898  
Recorded June 14th A. D. 1898, at 10 o'clock A.M.

L.S. Steele  
Notary Public.  
H. B. Bowman  
Register of Deeds.

The following is endorsed on original instrument.  
The note herein described having been paid in full this mortgage is hereby released and the herein thereby created discharged.  
As Witness my hand, this 26th day of August A.D. 1903  
Nels O. Jensen Administrator  
for Chas. Petersen Estate.

Recorded August 26th A.D. 1903  
Chas. Armstrong  
Register of Deeds  
By J. B. Bowman  
Deputy