

This Indenture, Made this Twelfth day of December in the year of our Lord one thousand eight hundred and ninety Eight between N.A. Carpenter and Lydia J. Carpenter (wife) of Laurance in the County of Douglas and State of Kansas of the first part, and Mariett Carpenter of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three 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 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 South West quarter (14) of the North West quarter (14) of Section Eight (8) Township Thirteen (13) Range Twenty (20)

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257

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said N.A. Carpenter and Lydia J. Carpenter do hereby covenant and agree that at the delivery hereof they 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 Excepting a Mortgage of Three Hundred Dollars

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 and Six Coupons this day executed and delivered by the said N.A. Carpenter and Lydia J. Carpenter to the said party of the second part her heirs or assigns

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 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 N.A. Carpenter heirs and assigns.

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

Signed and delivered in presence of

STATE OF KANSAS,  
County of Douglas } SS.

Be it Remembered, That on this 13<sup>th</sup> day of December A. D. 1898, before me, John M. Keovlin a Notary Public in and for said county and State, came N.A. Carpenter and Lydia J. Carpenter 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 April 28<sup>th</sup> 1899 John M. Keovlin  
Recorded December 13<sup>th</sup> A. D. 1898 at 3<sup>30</sup> o'clock P. M. Notary Public.

G. P. Soeman  
Register of Deeds.

The following is endorsed on the original instrument -  
The debt herein described having been paid in full, this mortgage is hereby released, and the lien thereby created, discharged. Executed my hand, this 23<sup>rd</sup> day of December A.D. 1901 Mariett Carpenter.

Recorded Dec-23<sup>rd</sup> 1901  
G. P. Soeman,  
Register of Deeds,  
By Billie B. Soeman, Deputy.

