

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this First day of January in the year of our Lord one thousand eight hundred and ninety nine between Thomas Boyd and Anna M. Boyd his wife in the County of Douglas and State of Kansas of the first part, and Miss Maggie Boyd and Mrs. Anna C. Nash of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Fourteen Hundred Fifty 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 parties of the second part their 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 East quarter (1/4) of Section Twenty (20) Township Thirteen (13) Range Nineteen (9) Douglas County, Kansas.

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with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Thomas Boyd and Anna M. Boyd, his wife do hereby covenant and agree that at the delivery hereof that 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 Fourteen Hundred Fifty Dollars, according to the terms of One certain Promissory note this day executed and delivered by the said Parties of the first part to the said parties of the second part: For \$1450.00 Fourteen hundred fifty Dollars due in five years with interest at six per cent, per annum, payable semi-annually at the Merchants National Bank Lawrence, Kansas.

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 parties of the second part their 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 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 parties making such sale on demand to the said Thomas Boyd and Anna M. Boyd, his or their heirs and assigns.

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

Signed and delivered in presence of

Thomas Boyd (SEAL.)  
Anna M. Boyd (SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS,  
Douglas County } SS.

Be it Remembered, That on this 18<sup>th</sup> day of February, A. D. 1899, before me, G. F. Saxman, a Notary Public in and for said county and State, came Thomas Boyd and Anna M. Boyd, 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 Jan 5, 1902  
Recorded Feb 18 A. D. 1899, at 2<sup>00</sup> o'clock P. M.

G. F. Saxman  
Notary Public.

G. F. Saxman  
Register of Deeds.

The following is endorsement on original instrument  
\$1450.00 Omaha Nebra Jan 26<sup>th</sup> 1900  
Received of Thomas Boyd and Anna M. Boyd the within named mortgage for the sum of Fourteen hundred and fifty and 00/100 Dollars in full satisfaction of the within mortgage.  
Maggie Boyd

Recorded March 7<sup>th</sup> 1900.  
Attest  
Wm. Armstrong  
Register of Deeds  
By G. F. Saxman Deputy.

For Release (under E. & H. K.) see Bk. 75 Page 441  
On Affidavit see Bk. 125- Page 49.