This Indenture, Made this 15 day of March in the year of our Lord one thousand eight hundred and ninety nine between Samuel Burgan and Ellen Burgan, his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Edwin Zimmerman of Long Beach Calf. of the second part,

Witnesseth, That the said part ies of the first part in consideration of the sum of Eight hundred $800 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 y 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 east quarter (¼) of the north west quarter (¼) of section no Thirteen (13) in Township no Twelve (12) south of range no nineteen (19) East of the 6th P.M. Kansas Containing 40 acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part ies of the first part therein, And the said Samuel Burgan and Ellen Burgan 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

This grant is intended as a Mortgage to secure the payment of the sum of Eight hundred dollars according to the terms of one certain note this day executed and delivered by the said Samuel Burgan & Ellen Burgan to the said part y of the second part: payable in five years with interest at the rate of six per cent per annum.

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 y 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 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 y making such sale on demand to the said Samuel Burgan, his heirs and assigns.

In Witness Whereof, The said part ies 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

L. S. Steele

Samuel Burgan (SEAL.)
Ellen X Burgan (SEAL.)
her mark
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas County ss.

Be it Remembered, That on this 15 day of March, A. D. 1899, before me, L. S. Steele, a Notary Public in and for said county and State, came Samuel Burgan and Ellen Burgan his wife to me personally known to be the same person s 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 20 1902   L. S. Steele
Notary Public.

Recorded March 31" A. D. 18 99, at 1 50 o'clock P. M.

G. F. Boxman
Register of Deeds.

(margin, left) The following is endorsed on the original instrument $800. Lawrence Kansas Mar 15" 1906. Received of the within named mortgagee the sum of Eight hundred Dollars in full satisfaction of the within Mortgage Albin Zimmerman Guar Estate of E Zimmerman

Recorded Mar 15" 1906 A. W. Armstrong Register of Deeds