

This Indenture, Made this Second day of March in the year of our Lord one thousand eight hundred and ninety nine between Laurens M. Todd and Catherine Todd, wife of Baldwin in the County of Douglas and State of Kansas of the first part, and Leonard B. Pickers of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Two 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 east half (1/2) of the north ten acres of the south thirty (30) acres of vacated Baldwin City west of 10th Street in the west half (1/2) of south east quarter (1/4) of section four (4) Township Fifteen (15) Range Twenty (20)

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Laurens M. Todd and Catherine Todd 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 Two Hundred dollars according to the terms of one certain note and six coupons this day executed and delivered by the said Laurens M. Todd and Catherine Todd 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 her 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 of the first part Laurens M. Todd making such sale on demand to the said Laurens M. Todd heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hand 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 14 day of March, A. D. 1899, before me, J. E. Fair a Notary Public in and for said county and State, came Laurens M. Todd and Catherine Todd his wife 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 Aug. 3/1900
Recorded March 22 A. D. 1899, at 3²⁰ o'clock P.M.

J. E. Fair
Notary Public.
H. B. Foxman
Register of Deeds.

The following is endorsed on the original instrument:
1900- May 21st 1900
Recorded of J. E. Fair the present owner of this land has described purchase of from the mortgage
named mortgage the sum of one hundred and ninety dollars, in full satisfaction of the mortgage.
Leonard B. Pickers.

Recorded May 21st 1900
H. B. Foxman, Register of Deeds.
By M. B. Foxman, Deputy.

