

This Indenture, Made this 30 day of March in the year of our Lord one thousand eight hundred and ninety nine between Anna C. Kaul, widow of Lawrence in the County of Douglas and State of Kansas of the first part, and Estella Martin of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Two hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do sell 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 north half of the north-east quarter of section no four (4) Township no Thirteen (13) south of range no nineteen (19) east of the 6th P.M. contig Macres, more or less.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Anna C. Kaul do sell hereby covenant and agree that at the delivery hereof she is 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 this day executed and delivered by the said Anna C. Kaul to the said party of the second part: Payable in three years, interest at the rate of seven per cent per annum, payable annually reserving the privilege of paying said note at any time

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 part 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 part making such sale on demand to the said Anna C. Kaul heirs and assigns.

In Witness Whereof, The said party of the first part, has hereunto set her 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 27 day of May, A. D. 1899, before me, N. S. Steele, a Notary Public in and for said county and State, came Anna C. Kaul

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 20, 1902 N. S. Steele Notary Public.

Recorded May 29 A. D. 1899, at 9⁰⁵ o'clock A.M.

H. B. Foxman
Register of Deeds.

This following is endorsed on the original instrument:
#200⁰⁰

Recorded April 20 1901

L. B. Johnson

Register of Deeds

By Ellen B. Johnson

Deputy

Received of William Shanks Admin. Estate of Anna C. Kaul the within named mortgage the sum of two hundred and 00 Dollars in full satisfaction of the within named mortgage
Estella Martin