

This Indenture, Made this 15th day of June in the year of our Lord one thousand eight hundred and ninety nine between Mary B. Keeling of Baldwin in the County of Douglas and State of Kansas of the first part, and H. S. Starr of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One hundred and fifty & no/100 DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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: Lot No. one hundred seventeen (17) on High Street, Baldwin City, Douglas Co. Kansas.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Mary B. Keeling do est 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 One hundred and fifty & no/100 Dollars according to the terms of one certain Note this day executed and delivered by the said Mary B. Keeling to the said party of the second part: Dated, Baldwin Kans., June 15-99. Term, Five years with privilege of paying any time after one year, Int. 7 per cent. amount 150. Payable at the Baldwin State Bank, Baldwin 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 party 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 party of the second part his 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 cost 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 Mary B. Keeling 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

Mary B. Keeling (SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas } ss.

Be it Remembered, That on this 15 day of June, A. D. 1899, before me, J. E. Hair, a Notary Public in and for said county and State, came Mary B. Keeling, a single woman 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 J. E. Hair Notary Public.
Recorded July 3 A. D. 1899, at 11:05 o'clock A.M.

A. B. Doorman
Register of Deeds.

The following is endorsed on the original instrument.
8/150, up Baldwin Times Aug 26th 1904.
Received Mary B. Keeling, the within named mortgagee
the sum of One hundred and fifty and no/100 Dollars.
We full satisfaction of the within mortgage.
H. S. Starr.

Recorded Aug 27th 1904,
Alvin M. Mory,
Register of Deeds.