

This Indenture, Made this Twelfth day of August in the year of our Lord one thousand eight hundred and ninety nine between J. M. Beach and W. J. Beach (wife) of Lawrence in the County of Douglas and State of Kansas of the first part, and Hugh Means of the second part,

**Witnesseth,** That the said part of the first part in consideration of the sum of Three hundred and 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 part 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 south west quarter (1/4) of the south west quarter (1/4) section four (4) Township Twelve (12) Range Twenty (20) also south west quarter of south west quarter (1/4) of south west quarter (1/4) section four (4) Township Twelve (12) Range Twenty (20) Fifty (50) acres also begin at north west corner of north west quarter (1/4) section nine (9) East forty (40) rods south Twenty (20) rods west forty (40) rods north Twenty (20) rods to beginning in north west quarter (1/4) section nine (9) Township Twelve (12) Range Twenty (20) containing five acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said J. M. Beach and W. J. Beach 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 Three hundred fifty dollars

according to the terms of One certain Note and Two Coupons this day executed and delivered by the said J. M. Beach and W. J. Beach to the said part of the second part: his 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 part 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 cost and charges for making such sales, and the overplus, if any there be, shall be paid by the part of making such sale on demand to the said J. M. Beach 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 12<sup>th</sup> day of August, A. D. 1899, before me, John M. Newlin a Notary Public in and for said county and State, came J. M. Beach and W. J. Beach (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 April 13<sup>th</sup> 1903  
Recorded Sept 2<sup>nd</sup> A. D. 1899, at 11<sup>th</sup> o'clock A. M.

John M. Newlin  
Notary Public.  
G. S. Osburn  
Register of Deeds.

The following is contained on the original instrument.  
 \$350.00  
 Received Feb. 21 - 1900  
 Received of J. M. Beach the within named mortgage the sum of  
 Three hundred and fifty and no. Dollars, in full satisfaction of the within mortgage.  
 Hugh Means.  
 Recorded Feb. 21 - 1900  
 By Eric B. Armstrong  
 Reg. Reg. of Deeds.