

JOURNAL OF LAWYERS, KAN.

This Indenture, Made this 17<sup>th</sup> day of June in the year of our Lord one thousand eight hundred and ninety nine between Joseph C. Patterson and Minna R. Patterson his wife of Baldwin in the County of Douglas and State of Kansas of the first part, and Kansas Educational Association of the Methodist Episcopal Church of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Four hundred (\$400) 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 parties of the second part its 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 west fifty three acres of the fractional north-west quarter section No. Two (2) Township No. Fifteen (15) Range No. Twenty (20) Douglas Co. Kansas.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Joseph C. Patterson and Minna R. Patterson his wife do hereby covenant and agree that at the delivery hereof they are the lawful owners 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 Four hundred Dollars

according to the terms of One certain Note this day executed and delivered by the said Joseph C. Patterson and Minna R. Patterson to the said parties of the second part: Dated Baldwin Kansas June 17, 1899 - Term 5 years. Privilege granted to pay \$100 or multiple thereof after one year. Int. 7 per cent. Payable at Baldwin Bank.

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 parties of the second part its 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 parties of the second part, its 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 parties making such sale on demand to the said Joseph C. Patterson or Minna R. Patterson heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hand and seal the day and year last above written.

Signed and delivered in presence of

STATE OF KANSAS, }  
County of Douglas } SS.

Be it Remembered, That on this 17<sup>th</sup> day of June, A. D. 1899, before me, J. E. Hair, a Notary Public in and for said county and State, came Joseph C. Patterson and Minna R. Patterson 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 February 26 A. D. 1900, at 1<sup>25</sup> o'clock P.M.

Notary Public.

Register of Deeds.

The following is condensed from the original instrument:  
 The note herein described having been paid in full, this mortgage  
 is hereby released, and the land thereby created discharged. Witness  
 my hand, this 14 day of May - A.D. 1901.  
 The Kansas Educational Assn. of the  
 Methodist Episcopal Church -  
 By C. S. Parmantes Pres-  
 J. E. Hair  
 Notary Public  
 Recorded Nov. 19<sup>th</sup> 1901  
 By J. E. Hair  
 Register of Deeds -  
 By L. H. V. B. Cornman  
 Deputy-