

This Indenture, Made this Twentieth day of April in the year of our Lord one thousand eight hundred and ninety nine hundred, Between Clarence Sutton a single and Charles O. Britton and his wife Lucy J. Britton of Clinton Township in the County of Douglas and State of Kansas of the first part, and William Sutton of the second part,

Witnesseth, That the said part of the first part in consideration of the sum of One Thousand 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 southwest quarter (1/4) of section Thirteen (13) in Township Thirteen (13) of Range eighteen (18) East of the 6<sup>th</sup> P.M. Kansas, and also the following to-wit: Begin at the north west corner of section Twenty four (24) in Township Thirteen (13) of Range eighteen (18) East. Thence running east one hundred eighty five (185) feet. Thence south three hundred ninety (390) feet. Thence west one hundred eighty five (185) feet. Thence north three hundred ninety (390) feet to the place of beginning.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part

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 except a mortgage for Four thousand dollars made to Paul A. Randall, date on or about the 14 day of February 1900.

This grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars

according to the terms of Two certain promissory notes this day executed and delivered by the said Clarence Sutton & Charles O. Britton to the said part of the second part: All due on or before three years from this date with interest at the rate of six per cent per annum from date at Grantors residence in Clinton Township

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 costs 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 Grantors, their 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

Rev. Stamp \$1.00

Clarence Sutton (SEAL.)

Charles O. Britton (SEAL.)

Lucy J. Britton (SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } SS.

Be it Remembered, That on this 16<sup>th</sup> day of April, A. D. 1899, before me, James T. Brooks, a Notary Public in and for said county and State, came Clarence Sutton, Charles O. Britton and his wife Lucy J. Britton, 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 Nov. 4 1901 James T. Brooks Notary Public.

Recorded April 16 A. D. 1899, at 3:45 o'clock P.M.

B. H. Doxman Register of Deeds.

The following is endorsed on the original instrument -  
The notes herein described having been paid in full,  
this mortgage is hereby released, and the title thereby created  
discharged. As witness my hand, this 14<sup>th</sup> day of Feb. A.D. 1900.  
William Sutton

Recorded Feb. 14<sup>th</sup> 1900

By B. H. Doxman,  
Register of Deeds,  
Deputy.