This indenture, made and executed this 21 day of July A.D. 1899 by and between Edward E. Dix unmarried of H. Scott Co. of the county of Bourbon and State of Kas. party of the first part, and Alice Dewey Mills, guardian for Ralph D. and A — Mills, party of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum of eight hundred dollars, paid by the said second party, the receipt whereof is hereby acknowledged, has sold, and by these presents does grant and convey to the said party of the second part, her heirs and assigns, all that tract or parcel of land situated in the County of Douglas, and State of Kansas, and described as follows to-wit: Lots 85 and 87 Ohio St. in the City of Lawrence No. To have and to hold the above described premises, with the appurtenances, and all the estate, title and interest of the said party of the first part therein, unto the said party of the second part, her heirs and assigns forever, and the said party of the first part hereby covenants and agrees that at the date hereof he is the lawful owner, in fee simple, of said real estate, and that he will warrant and defend the title to the same. This grant is intended as a mortgage to secure the payment of the sum of eight hundred dollars, according to the terms of a certain note this day executed and delivered by — to the said — payable July 21st 1902, Interest at the rate of 6% per annum, payable semi-annually. And this conveyance shall be void if such payments be made as herein specified, but if default be made in said payment, or any part thereof, as above provided, or the grantor omit or fail to pay the interest on said — when it becomes due, or shall fail to pay the taxes on said real estate before they become delinquent, then this mortgage and the note it secures shall become due and payable, and may be foreclosed. And the said party of the first part hereby covenants and agree that he will pay the taxable costs of suit and charges of making sale out of the proceeds of such sale, and the overplus, if any there be, to be paid to the said party of the first part, heirs and assigns. All benefit of the stay, valuation and appraisement laws of the State of Kansas hereby waived. And the said first party agree to keep the buildings erected and to be erected upon the premises insured in the sum of — dollars, for the benefit of the second part, in some responsible insurance company doing business in the State. In witness whereof, The said party of the first part has hereunto set his hand on the day and year first above written.

Edward E. Dix (seal) Signed in presence of Geo. Russell.

State of Kansas
County of Bourbon } Be this 21 day of July A.D. 1899 before me, a Notary Public, in and for said County, came Edward E. Dix to me personally known to be the identical person who executed the within conveyance as grantor, and duly acknowledged the execution of the same. In witness whereof, I hereunto subscribe my name and affix my official seal, on the day and year last above written at Fort Scott Kans. My commission or term of office expires on the 11th day of April A.D. 1903.

(S.S.) Otto A. Schroeder, Notary Public. O. A. Boorman Register of Deeds.

Recorded July 21, A.D. 1899 at 10½ o'clock, a. m.

(The following is endorsed on the original instrument)
For Value Received, I hereby acknowledge full payment and satisfaction within mortgage and hereby release the same of record this 1st day of May 1916
Alice Dewey Mills
Ralph D. and Margaret Mills
D. Gillson

Filed for record July 10 1916
Fee 25 cents
Lloyd L. Lawrence
Register of Deeds

Recorded July 10 1916
Lloyd L. Lawrence
Register of Deeds