

The following is endorsed on the original instrument
The within Mortgage having been paid in full
It is hereby Released on this the original instrument,
this 15th day of August A.D. 1904,

Recorded Sept 12th 1904.
At W. C. Armstrong,
Register of Deeds.

L. M. Carpenter

The following is endorsed on the original instrument

Recorded Sept 12th 1904.

This indenture, made this 24th day of July in the year of our Lord one thousand eight hundred and ninety nine between John Hestergren and Josephine Hestergren his wife of Calumet Twp, in the county of Douglas and State of Kansas of the first part, and D. R. Carpenter of the second part: Witnesseth, that the said parties of the first part, in consideration of the sum of Three hundred 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 party 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, and described as follows, to-wit: The east one half (1/2) of the west one half (1/2) of the south east quarter (1/4) of section Twenty nine (29) Township Fourteen (14) Range Twenty one (21) east, with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said John Hestergren and Josephine Hestergren 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 encumbrances. This grant is included as a Mortgage to secure the payment of the sum of Three hundred fifty dollars, according to the terms of a certain coupon note this day executed by the said parties of the first part to the said party of the second part. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof; and it shall be lawful for the said party of the second part his executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale, and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part their heirs and assigns. In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year last above written.

John Hestergren (seal)
Josephine Hestergren (seal)

Signed, sealed and delivered in presence of me

State of Kansas }
Franklin County } D. R. Carpenter Notary Public in and for said County and State, came John Hestergren and Josephine Hestergren his wife to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same. And in witness whereof, I have hereunto subscribed my

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