

The following is endorsed on the original instrument -
 Received of Victor Eckman and Beda Eckman, the sum of
 nine hundred and 70/100 Dollars, in consideration whereof, I hereby
 acknowledge full satisfaction of the within mortgage, and released the
 within described premises from the lien thereof -
 In presence of A. H. Swearingen

Recorded Sept 19-1901

U. H. Johnson

Register of Deeds -

By Elletti B. Johnson

Deputy

This indenture, made this 29th day of August 1899, by and between Victor Eckman
 and Beda Eckman his wife of the County of Jackson and State of Missouri
 of the first part, and Wils M. Nelson of the County of Jackson and State of
 Missouri of the second part, witnesseth that said parties of the first part, in
 consideration of the sum of nine hundred (\$900.⁰⁰) and 70/100 dollars, the receipt of
 which is hereby acknowledged, and of the debt hereinafter mentioned, do by these
 presents grant, bargain, sell and convey unto the said party of the second part,
 his heirs and assigns, all of the following described real estate, situated in the
 County of Douglas and State of Kansas to-wit: The east half of the north east
 quarter of section Three (3) in Township no. Fourteen (14) Range no. Twenty (20)
 containing eighty acres more or less, and the said Victor Eckman and Beda Eckman
 do hereby covenant and agree that at the delivery hereof they were 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, and that they will
 warrant and defend the same in the quiet and peaceable possession of the
 said party of the second part, his heirs and assigns forever, against all persons
 claiming the same. To have and to hold the same, together with all and singular
 the rights, privileges, tenements, hereditaments and appurtenances thereto belong-
 ing or in anywise appertaining forever, upon this express condition, to-wit:
 That whereas Victor Eckman and Beda Eckman have this day executed and
 delivered their certain promissory note to said party of the second part, in
 words and figures as follows, viz: \$900.⁰⁰ Kansas City Mo. August 29, 1899.
 One year after date we promise to pay to the order of Wils M. Nelson nine
 hundred (\$900.⁰⁰) & 70/100 dollars for value received with interest from date at the
 rate of 6 per cent per annum interest payable annually.

In _____ Dated _____

Signed Victor Eckman
 Beda Eckman

Now if said parties of the first part, their executors, administrators or assigns,
 shall pay or cause to be paid to said party of the second part, his executors,
 administrators or assigns, said sum of money in the above described note
 mentioned, together with the interest thereon, according to the tenor and effect
 thereof, and shall keep the buildings erected and to be erected upon the premises
 above conveyed insured against loss or damage by fire in that sum of not less
 than Four Hundred dollars, by such insurance (one or many or companies as shall
 be approved by said party of the second part, and in default of said insurance the
 said party of the second part may effect such insurance, and the premiums paid
 for effecting the same, together with all expenses, costs and charges incident thereto,
 with interest thereon at the rate of 8 per cent per annum from the date of payment
 thereof by said party of the second part until repaid by the said parties of the first
 part, shall be a lien upon said mortgaged premises, added to the amount of said
 obligation and secured by these presents, and shall be included in and made a
 part of any judgment upon foreclosure of this mortgage, then these presents shall
 be wholly discharged and void, and this indenture shall remain in full force and effect.
 But if said sum of money, or any part thereof, or any interest thereon, is
 not paid when the same is due, or if the taxes and assessments of every nature
 which are or may be assessed or levied against said premises or any part thereof
 are not paid when the same are made due and payable, or if said insurance is
 not effected, and if the policy and certificates are not assigned, as aforesaid, then,