

(The following is endorsed on the original instrument)
 The within mortgage having been paid in full it is hereby
 released on this 1st original instrument, this 2nd day of
 November 1912

John Selzer

This indenture made this 1st day of January in the year of our Lord one thousand nine hundred between Edward H. Blumstead and Mary W. Blumstead his wife of — in the county of Douglas and state of Kansas of the first part, and John Selzer of the second part, witnesses that the said parties of the first part, in the consideration of the sum of One Thousand dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by their 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, described as follows, to-wit: The east half (E 1/2) of sixty five (65) acres off the south side of the south half (S 1/2) of the south east quarter (S E 1/4) of section nineteen (19) Township fourteen (14) Range Twenty one (21), with 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 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 intended as a Mortgage to secure the payment of the sum of One Thousand 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; and it shall be lawful for the said party of the second part, his executor, administrator 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 to 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 seal this day and year last above written. Signed and delivered in presence of —

Edward H. Blumstead (seal)
 Mary W. Blumstead (seal)

State of Kansas }
 County of Franklin } ss. Be it remembered, that on this 1st day of January, A.D. 1900,
 before me, a Notary Public in and for said county and state, came Edward H. Blumstead and Mary W. Blumstead his wife, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same. In witness whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last above written.



Commission expires on the 14 day of November 1900.

Recorded January 10, A.D. 1900 at 3⁰⁰ O'clock, P.M.

L. J. Lawrence,
 Notary Public.
 H. H. Looman
 Recorder of Deeds.

Recorded Nov 22 1912
 Lloyd Lawrence
 Notary Public