

The following is endorsed on the original instrument
This mortgage is paid in full and hereby Released on this the
Original Instrument, Dated Feb 13th 1905.
The R. J. Muddell Investment Co.

Recorded Feb 18th 1905.
By W. L. Allen, President.

Registered of Deeds.

This indenture, made this twenty fifth day of January in the year of our Lord, one thousand nine hundred (1905), between Jeremiah Brown and Jane Brown husband and wife, (they being of lawful age), of the County of Douglas, and State of Kansas, of the first part, and The R. J. Muddell Investment Company, a Corporation, of the second part, witnesseth, that the parties of the first part, in consideration of the sum of eight hundred & Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part, its successors 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 (1/2) of the south west quarter (1/4) of section seventeen (17) Township fifteen (15) Range Eighteen (18) East, containing eighty (80) acres, more or less, according to United States Survey, 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 owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances; that they have good right to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons. This grant is intended as a mortgage to secure the payment of the sum of eight hundred & Dollars, and interest thereon, according to the terms of certain mortgage bond this day executed by the said parties of the first part, to-wit: Bond No. 6736, for eight hundred & Dollars, due February 1st 1905, dated Ottawa, Kansas, January Twenty fifth 1905, payable to the said The R. J. Muddell Investment Company, or bearer, at the Union National Bank in Kansas City, Missouri, with exchange on New York, with interest until maturity, payable semi-annually on the first day of February and August in each year, according to certain coupons attached to said bond. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent. Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments, or if default be made in the insurance agreement, 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 of said principal and interest shall immediately become due and payable at the option of the holder hereof, and it shall be lawful for the party of the second part, its successors and assigns, at any time hereafter, to take possession of said premises and all the improvements thereon, and secure the rents, issues and profits thereof, and sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all money arising from such sale to retain the amount then due, or to become due, according to the conditions of this instrument, and interest at ten per cent per annum from the time of said default until paid, together with the costs and charges of making such sale, and the overplus, if any, shall be paid on demand to said parties of the first part, their heirs and assigns. En witness whereof, the said parties of the first part have hereunto set their hands and seals this day and year first above written.

Jeremiah Brown (seal)
Jane Brown (seal)

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