

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 27th day of February A.D. 1904,
 Horace J. Smith, Treasurer,
 Kansas Episcopal Fund.

Recorded Feb 29th 1904.

W. W. Armstrong,
 Register of Deeds.

This indenture made this 12th day of March in the year of our Lord, one thousand nine hundred (1900) between Patrick Callan, a widower of — in the county of Douglas and State of Kansas of the first part, and Horace J. Smith, Treas. Kansas Episcopal Fund, of the second part, in witness whereof, that the said party of the first part, in consideration of the sum of Thirteen hundred (300) Dollars, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does grant, bargain, sell and mortgage to the said party of the second part his 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 south west quarter of section fifteen (15) in Township fifteen (15) of Range nineteen (19) East containing one hundred and sixty acres more or less according to United States Survey, with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Patrick Callan does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and undefeasible 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 Thirteen hundred (300.00) Dollars according to the terms of one certain coupon bond this day executed by the said Patrick Callan to the said party of the second part payable April first nineteen hundred and five (1905) with interest thereon as appears by bond, and coupons thereto attached. Party of the first part has the option to pay in sums of four hundred dollars, or more at any interest payment date after one year. 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 successors 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 Patrick Callan, or to his heirs and assigns. In witness whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Scaled and delivered in presence of —

Patrick Callan. (seal)

State of Kansas }
 County of Franklin } s.s. I, B. O. M. Johnston, do hereby certify that on this 12th day of March A.D. 1900, before me, a Notary Public in and for said county and state, came Patrick Callan, a widower to me personally known to be the same person 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 27th day of October 1903.
 B. O. M. Johnston
 Notary Public.
 Recorded March 12th A.D. 1900 at 8 o'clock, A.M.

B. O. M. Johnston
 Notary Public.
 Register of Deeds.