

The following is indexed on the original instrument

For value or consideration hereby sold and assigned to the said parties of the first part, to wit: Mary M. McCall, deceased, her estate, and the said parties of the second part, to wit: Elder S. McCall, of Lawrence, Kansas, of the second part, witnesses, that the parties of the first part, in consideration of the sum of \$600, Six 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, his heirs and assigns forever, the following tract or parcel of land situated in the county of Douglas, and State of Kansas, described as follows, to-wit: Commenced at a point sixty six (66) rods west of the northeast corner of the south east quarter of section nine (9) in Township Fourteen (14) of Range Nineteen (19): thence south one hundred and sixty (60) rods to the south line of said quarter section: thence west on said south line to a point twenty (20) rods east of the south west corner of said quarter section: thence north parallel with the west line of said quarter section to a point forty (40) rods south of the north line of said quarter section: thence east twenty (20) rods: thence northwesterly to a point on the north line of said quarter section twenty four (24) rods east of its north west corner: thence east on said north line seventy (70) rods to the place of beginning 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 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 \$600, Six hundred Dollars, and interest thereon, according to the terms of our certain mortgage note and two interest notes or coupons, this day executed by the said parties of the first part, to-wit: Note No. 1, for Six hundred Dollars, due May 1st 1905, all dated April 9th 1900, payable to Elder S. McCall or order, at the Importers and Traders' National Bank of New York City, N.Y. with interest payable semi-annually on the first days of May and November in each year, according to coupons attached to said note. 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, and they will keep the buildings on said property insured for in some approved insurance company, payable, in case of loss, to the mortgagee or assigns and deliver the policy to the mortgagee as collateral security, whereof. Now, if such payment 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, as provided, or if default be made in the agreement to insure, 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 party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party or his assigns, interest at the rate of ten per cent per annum, computed semi-annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest

Recorded May 20th 1900. C. M. Mendenhall, Notary Public, Douglas County, Kansas.
My commission expires January 23rd 1901.

Witness my hand and seal of office this 19th day of May 1900. Elder S. McCall, of Lawrence, Kansas, of the second part, witnesses, that the parties of the first part, in consideration of the sum of \$600, Six 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, his heirs and assigns forever, the following tract or parcel of land situated in the county of Douglas, and State of Kansas, described as follows, to-wit: Commenced at a point sixty six (66) rods west of the northeast corner of the south east quarter of section nine (9) in Township Fourteen (14) of Range Nineteen (19): thence south one hundred and sixty (60) rods to the south line of said quarter section: thence west on said south line to a point twenty (20) rods east of the south west corner of said quarter section: thence north parallel with the west line of said quarter section to a point forty (40) rods south of the north line of said quarter section: thence east twenty (20) rods: thence northwesterly to a point on the north line of said quarter section twenty four (24) rods east of its north west corner: thence east on said north line seventy (70) rods to the place of beginning 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 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 \$600, Six hundred Dollars, and interest thereon, according to the terms of our certain mortgage note and two interest notes or coupons, this day executed by the said parties of the first part, to-wit: Note No. 1, for Six hundred Dollars, due May 1st 1905, all dated April 9th 1900, payable to Elder S. McCall or order, at the Importers and Traders' National Bank of New York City, N.Y. with interest payable semi-annually on the first days of May and November in each year, according to coupons attached to said note. 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, and they will keep the buildings on said property insured for in some approved insurance company, payable, in case of loss, to the mortgagee or assigns and deliver the policy to the mortgagee as collateral security, whereof. Now, if such payment 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, as provided, or if default be made in the agreement to insure, 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 party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party or his assigns, interest at the rate of ten per cent per annum, computed semi-annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest

The following is endorsed on the original instrument
The note herein described having been paid in full
Recorded March 11 1910