This indenture, made this 20th day of August in the year of our Lord nineteen hundred by and between, D. E. Ryan and Bessie Ryan, his wife of the county of Shawnee and State of Kansas, parties of the first part, and L. E. Maitland party of the second part: Witnesseth, that the said parties of the first part, for and in consideration of the sum of nine hundred fifty & no/100 Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, and to her heirs and assigns, forever, all of the following described tract, piece or parcel of land, lying and situate in County of Douglas and State of Kansas, to wit: The south half of the north west quarter of section two (2) Township Thirteen (13) Range seventeen (17) in Douglas County, Kansas. To have and to hold the same, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to her heirs and assigns, forever. 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, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, her heirs and assigns, forever, against the lawful claims of all persons whomsoever. Provided, always, and this instrument is made, executed and delivered upon the following conditions, to-wit: First. Said D. E. Ryan and Bessie Ryan, his wife, are justly indebted unto the said party of the second part in the principal sum of nine hundred fifty & no/100 Dollars, lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said D. E. Ryan and Bessie Ryan, his wife and payable according to the tenor and effect of a certain first mortgage real estate note, numbered, executed and delivered by the said D. E. Ryan and Bessie Ryan, his wife bearing date, August 20th, 1900, and payable to the order of the said L. E. Maitland, five years after date at Topeka, Kansas, with interest thereon from date until maturity at the rate of six per cent per annum, payable semi-annually, on the 20th days of February and August in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by coupons attached to said principal note, and of even date therewith, and payable to the order of said L. E. Maitland at Topeka, Kansas. Second. Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified, and if not so paid the said party of the second part or the legal holder or holders of this mortgage, may without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums, and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured with interest thereon at the rate of ten per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums or not, it is distinctly understood that the legal holder or holders hereof may immediately

The following is Endorsed on the original Instrument

Know All Men By These Presents That J. Wm Forbes Executor of the last will and testament of Jennie E Cheney deceased Sole heir of L E Maitland deceased the mortgagee within named do hereby acknowledge full payment of the note by the foregoing mortgage Secured and authorize the Register of Deeds of Douglas County Kansas to discharge the same of Record. In witness whereof I have hereunto set my hand on this the 15th day of November A.D. 1904. W. M. Forbes Executor of the last will and testament of Jennie E. Cheney deceased

Recorded Nov 26th 1904.

D. C. Bradshaw Register of Deeds