

For and in consideration of twenty-five hundred dollars, to me in hand paid the receipt whereof is hereby acknowledged, J. M. Shepherd the mortgagee within named, do hereby assign and transfer to Mrs. W. D. Grayson of Hastings, Nebraska, the note for the foregoing mortgage secured and do hereby grant and convey to her, her heirs and assigns forever, all that certain lot or lots of land, situate in the County of Douglas and State of Kansas and described as follows: To wit: Lot 1, Block 1, Subdivision 1, of the 36th day of February A.D. 1901.

And the 26th day of February A.D. 1901, before me, L. H. Corser, a Notary Public in and for said State of Kansas, i.e. I do hereby remember, that on this 26th day of Feb. A.D. 1901, before me, L. H. Corser, a Notary Public in and for said Douglas County, State of Kansas, J. M. Shepherd, to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same. I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires Jan 16th 1901 -
Recorded Jan 2nd, A.D. 1901, at 3⁴⁵ o'clock, P.M.

attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Five hundred dollars, in some insurance Company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 percent per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest, and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not at the option of the party of the second part; and it shall be lawful for the party of the second part, his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the party of the second part his executors, administrators or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument 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 parties of the first part their heirs and assigns. In testimony whereof, the said parties of the first part, have hereunto set their hands and seal this day and year last above written.

State of Kansas)
Douglas County)

Do hereby remember, that on this 2nd day of January A.D. 1901, before me, L. H. Corser, a Notary Public in and for said County and State of Kansas, Jacob P. Ulrich and Eva L. Ulrich his wife, to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same. I have hereunto set my hand and affixed my official seal on the day and year last above written.

Jacob P. Ulrich (real)
Eva L. Ulrich (real)

L. H. Corser,
Notary Public.

My commission expires Jan 16th 1901 -
Recorded Jan 2nd, A.D. 1901, at 3⁴⁵ o'clock, P.M.

W. D. Foxman
Register & Deeds -

The following is endorsed on the original instrument
Release The note herein described having been paid in full