

The following is recorded on the original instrument
the within Mortgage having been paid in full
it is hereby released on this the original instrument
this 22 day of Sept. A.D. 1902
John W. Deane.

Recorded Jan 26. 1903.
A.W. Amshoring,
Register of Deeds.

This Indenture, made this Fourth day of October in the year of our Lord, one thousand nine hundred and one between M. L. McPherson and his wife Rachel E. McPherson of Helleville in the county of Franklin and State of Kansas of the first part, and John Deane, Ottawa Kan., of the second part, witnesseth, That the said parties of the first part, in consideration of the sum of Fifteen hundred (\$1500⁰⁰) Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said party of the second part his heirs 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 west half (1/2) of the south east quarter (1/4) of section number Thirteen (13) Township number Fifteen (15) Range number Twenty (20) and containing eighty Acres according to Government Survey with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said M. L. McPherson and his wife 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 encumbrances. This grant is intended as a mortgage to secure the payment of the sum of Fifteen hundred (\$1500⁰⁰) Dollars, according to the terms of a certain coupon note this day executed by the said M. L. McPherson, and Rachel E. McPherson to the said party of the second part, and payable five years after date with interest payable annually at six percent as per coupons to said note attached with privilege to pay one hundred dollars at any interest payment. 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 at the option of the holder thereof; and it shall be lawful for the said party of the second part his executors, administrators 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