

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 14th day of November
 A. D. 1913.
 Underwood & Underwood.
 By A. F. Ellis, Atty in fact.

Recorded November 16th 1913.
 D. W. Armstrong,
 Register of Deeds.

This indenture, made this 19th day of November in the year of our Lord one thousand nine hundred and one between Ezekiel S. Clark and Maria M. Clark, his wife of Ceburn in the county of Franklin and State of Kansas of the first part, and Underwood and Underwood of the second part, Witnesses, that the said parties of the first part, in consideration of the sum of One Thousand 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 parties of the second part their 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 south half (S¹/₂) of the south west quarter (S. W¹/₄) of section sixteen (16), Township Fifteen (15), Range Eighteen (18), with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said first parties 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 One thousand dollars, according to the terms of a certain mortgage Bond this day executed by the said Ezekiel S. Clark and - to the said parties of the second part, due in five years with interest according to the tenor of five interest coupons thereto attached. Principal and interest bear 10% interest after maturity. 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 parties of the second part their 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 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 first