This Indenture, made this 10th day of January in the year of our Lord, one thousand nine hundred and two between Frank Bechsli and Sarah E. Bechsli (his wife) of Baldwin in the county of Douglas and State of Kansas of the first part, and H. B. Brombacher, Ottawa Kans. of the second part, Witnesseth, that the said parties of the first part, in consideration of the sum of Five hundred 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 south one half of Lots eighty three (83) and eighty five (85) and all of Lot eighty seven (87) Indiana Street, Baldwin City Douglas Co. Kansas, with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Frank Bechsli and Sarah E. Bechsli 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 Five hundred dollars, according to the terms of a certain note this day executed by the said Frank Bechsli and Sarah E. Bechsli his wife to the said party of the second part H. B. Brombacher, 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, 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 prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of

The following is endorsed on the original instrument:

To whom second party assigns all his right and title and interest in and to the within Mortgage and the note secured thereby to Thomas Bombacher. State of Kansas, Douglas County, ss. Filed and duly recorded this 13 day of June A.D. 1907. E. B. Brownlee, Register of Deeds. Fee $1.50. Entered on Mortgage Record Book 3 page 71. Witness my hand and seal of office this 13th day of June A.D. 1907. E. B. Brownlee, Register of Deeds. Fee $1.50. Entered on Mortgage Record Book 3 page 71. Witness my hand and seal of office this 13th day of June A.D. 1907. E. B. Brownlee, Register of Deeds. Fee $1.50.

Recorded July 18 '02
E. B. Brownlee Reg. of Deeds.
By Eric E. Brownlee Dep.