

This follows is Endorsed on the original instrument.
The Within Mortgage having been paid in full
it is hereby released on this the original instrument.
This 23rd day of Dec. A.D. 1907.

Recorded March 27th 1907.
C. W. Armstrong.
Register of Deeds.

Anna M. Deane Guardian

(For Assignment see Book 44 Page 77)

This Indenture, made this first day of March in the year of our Lord, one thousand nine hundred and two (1902) between Frank Oecheli and his wife Sarah E. Oecheli, of Baldwin, in the County of Douglas and State of Kansas of the first part and John Deane of Ottawa Kansas of the second part, Witnesseth, that the said parties of the first part, in consideration of the sum of Twenty seven Hundred & fifty (\$2750⁰⁰) 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 west quarter (14) of section number Thirteen (13) Township number Fifteen (15) Range number Twenty (20) This mortgage is given to secure purchase money, with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Frank Oecheli and 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 (\$2750⁰⁰) Twenty seven hundred & fifty Dollars, according to the terms of one certain note this day executed by the said Frank Oecheli and Sarah E. Oecheli to the said party of the second part and payable five years after date with interest payable annually at five per cent. as per coupons to said note attached. 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 prescribed by law, and out of all