

This Indenture, made this 2nd day of September in the year of our Lord, one thousand nine hundred and two between William J. Jeffries and Maud A. his wife, of — in the County of Douglas and State of Kansas of the first part, and Anna E. Waid, of the second part, Witnesses, that the said parties of the first part, in consideration of the sum of Six Hundred Dollars, to them well 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 her 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: North half of east half of south east quarter of section sixteen (16), Township Fifteen (15) Range Twenty one (21) containing Forty (40) acres, with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said William J. Jeffries does hereby covenant and agree that at the delivery hereof he is the lawful owner 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 six hundred Dollars, according to the terms of one certain coupon bond this day executed by the said parties of the first part to the said party of the second part due September 1, 1907 — with ten coupons thereto attached payable semi-annually on the first day of March and September in each year, with interest on said bond and coupons after the same become due at ten per cent. Provided however \$100. or any multiple thereof may be paid Sept. 1-1903 — or at any interest payment thereafter. 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, her 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

The following is enclosed on the original instrument
the within mortgage having been paid in full
it is hereby released on this the original instrument.
this 21st day of May A.D. 1906.

Anna E. Waid.

Recorded May 22nd 1906.

A. W. Armstrong,
Register of Deeds.