

The following is engrossed on the original instrument
 the within Mortgage having been paid in full, it is
 hereby Released but this the original instrument
 this 16th day of May, A. D. 1903.

John. Dean,

Recorded May 16th 1903.

Register of Deeds

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 north west quarter (14) of section Thirtum (13) Township number Fifteen (15) and Range number Twenty (20). And the said parties of first part, promise and agree to maintain and keep in force an Insurance of Five Hundred Dollars on the buildings on said premises, with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Jas. L. Bray 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 except a first mortgage for twenty seven hundred & fifty dollars. This grant is intended as a Mortgage to secure the payment of the sum of Five hundred (\$500) Dollars, according to the terms of one certain coupon note this day executed by the said Jas. L. Bray and his wife Anna M. A. Bray to the said party of the second part and payable three years after date with interest payable semi-annually at six 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 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 overplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part, their heirs and assigns. In witness whereof,