

Know all Men by these Presents: That Edward L. Hutchins and Frankie B. Hutchins his wife of Webster County, State of Nebraska, in consideration of the sum of Six Hundred and Fifty Dollars, in hand paid, do hereby Sell And Convey unto Emma J. Ducker of Webster County, and State of Nebraska, the following described premises, situated in Douglas County and State of Kansas, to-wit: Lots one (1) Three (3) Five (5) Seven (7) and Nine (9) Fremont St. Lots Two (2) Four (4) Six (6) Eight (8) and Ten (10) Elm St. Lots One (1) Three (3) Five (5) Seven (7) Nine (9) & east half of Eleven (11) on Elm St. Lots Two (2) Four (4) Six (6) Eight (8) Ten (10) and East half of Twelve (12), on Dearborne St. All in Baldwin City, Douglas County, Kansas Mortgagees herein agree to keep premises insured in some reliable stock company for the insurable value thereof and made payable to this mortgage in case of loss as her interest may appear. The intention being to convey hereby an absolute title in fee simple, including all the rights of homestead, To Have And To Hold the premises above described, with all the appurtenances thereto belonging, unto the said Emma J. Ducker and to her heirs and assigns forever; provided always, and these presents are upon the express condition that if the said Edward L. Hutchins & Frankie B. Hutchins their heirs, executors, or administrators, shall pay or cause to be paid to the said Emma J. Ducker her heirs, executors, administrators or assigns, the sum of Six Hundred & Fifty Dollars, payable as follows: Six Hundred & Fifty Dollars, payable as follows: Six Hundred & Fifty Dollars, on the 22nd day of February 1906 with the interest thereon at the rate of seven per cent per annum, payable annually, according to the tenor and effect of the one certain promissory note of said Edward L. Hutchins and Frankie B. Hutchins with interest coupons attached, bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force. Provided also, that if any of the moneys hereby secured to be paid, either interest or principal, shall remain unpaid for the period of ten days after the same becomes due, then the whole amount hereby secured shall become due and payable at the option of the said Emma J. Ducker or her heirs or assigns, without notice. And provided also, that said Edward L. Hutchins shall pay

(For Release See Vol. 47 - Page 177)