

MORTGAGE STANDARD FORM. Gazette Co., Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this nineteenth day of February in the year of our Lord nineteen
hundred and nine, between William Keller and Annie
Keller, his wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Julia Friend of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Two Thousand Five hundred and no 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 part y 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:

The south west quarter of section twenty-two (22) township twelve (12) range nineteen (19) less the following described tract viz:-

Beginning at the south west corner of said quarter section, thence east on the south boundary $24 \frac{7}{10}$ chains to a stake in the center of public road bearing north and west, thence in center of said road N. $18 \frac{1}{2}^{\circ}$ W. $6 \frac{7}{100}$ chains; thence N. 36° W. $6 \frac{1}{100}$ chains; thence N. $26 \frac{1}{2}^{\circ}$ W. $3 \frac{1}{100}$ chains; thence N. 72° W. $1 \frac{52}{100}$ chains; thence N. $75 \frac{1}{2}^{\circ}$ W. $6 \frac{7}{100}$ ch.; thence N. $21 \frac{1}{4}^{\circ}$ W. $3 \frac{7}{100}$ ch.; thence N. $37 \frac{1}{2}^{\circ}$ W. $3 \frac{3}{100}$ ch.; thence N. $51 \frac{1}{2}^{\circ}$ W. $5 \frac{22}{100}$ ch. to the west boundary of the quarter section, thence south on section line 33 ch. to place of beginning.

with all the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said William Keller & Mamie Keller 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 incumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of
\$2500
according to the terms of one certain note this day executed
and delivered by the said William Keller & Annie Keller to the said part of the second part

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall 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 sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to said William Heller & Annie Heller heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

William Keller, [SEAL]

Mamie Keller. [SEAL]

—[SEAL.]

STATE OF KANSAS,

Douglas County. } ss.

BE IT REMEMBERED, That on this 14 day of February A. D. 1909, before me,

_____ Eva H. Hinkle _____ a Notary Public in and for said County and State, came
William Heller and Harriet Heller, husband
and wife _____ to me personally known to be the same
person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission Expires October 14 - 1911

Eva H. Neville Notary Public.

Filed for Record the 19th day of Feb. A. D. 1909, at 4³⁰ o'clock P.M.

J. Lloyd Lawrence Register of Deeds
Deputy