

\$1272
 Received of Susan M. Gruver the sum of Twelve Hundred and seventy two Dollars, in full satisfaction of the within Mortgage.
 L. H. Hollingsworth
 March 8 1913

Recorded April 5 1913
 Lloyd L. Lawrence
 Register of Deeds.

This Indenture, Made this 1st day of September A. D. 1912, between
Susan M. Gruver
 of Douglas County, in the State of Kansas of the first part, and
George H. Willgus
 of Douglas County, in the State of Kansas of the second part:

Witnesseth, That said part 1 of the first part, in consideration of the sum of
Twelve Hundred and no DOLLARS
 the receipt of which is hereby acknowledged, do sell by these presents, grant, bargain, sell and convey unto said part 2 of the
 second part, his heirs and assigns, all the following described REAL ESTATE, situated in Douglas County,
 and State of Kansas, to-wit:-

Lot Ninety-four (94) and Ninety-six Indiana Street
Baldwin City Kansas.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances
 thereunto belonging, or in anywise appertaining, forever:-

PROVIDED, ALWAYS, And these presents are upon this expressed condition, that whereas said
Susan M. Gruver
 ha 2 this day executed and delivered one certain promissory note in writing to said part 2 of the second part of
 which the following 10 cop 4: Baldwin, Kansas Sept. 1st 1910
1st of March 1913 after date, for value received I promise to pay to the order of George W.
Willgus, Twelve Hundred Dollars with interest from date at the rate of 6 per cent per annum,
payable semi-annually until paid, at the office of The Peoples State Bank of Baldwin, Kansas.
Privilege to pay all or any part of Principal on 1st of March of any year, interest payments
to begin 1st of March 1911.
 (Copy) Susan M. Gruver.

NOW, If said part 1 of the first part shall pay or cause to be paid to said part 2 of the second part, his heirs or assigns,
 said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same,
 then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money,
 or any part thereof, or any interest thereon, is not paid, when the same is due, and if the taxes and assessments of every nature which are or
 may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, then the
 whole of said sum and sums, and interest thereon shall, and by these presents become due and payable, and said part 2 of the second part
 shall be entitled to the possession of said premises.

IN WITNESS WHEREOF, The said part 2 of the first part ha 2 hereunto set his hand
 the day and year first above written.

Susan M. Gruver

STATE OF KANSAS, }
Douglas County, } ss.

BE IT REMEMBERED, That on this 1st day of Sept. A. D. 1912, before me, the under-
 signed, a Notary Public in and for the County and State aforesaid, came
Susan M. Gruver

who is personally known to me to be the same person who executed the within instru-
 ment of writing, and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial
 Seal, the day and year last above written.

J. P. Ross Notary Public.

Term expires March 21 1913

Recorded Sept 2 A. D. 1912, at 4:30 o'clock P. M.

Lloyd L. Lawrence Register of Deeds.