

This Indenture, Made this 1st day of March in the year of our Lord one thousand nine hundred and eleven between I. L. Montgomery and Minnie Montgomery, husband and wife, of _____, in the County of Douglas and State of Kansas of the first part, and James E. Bradford, Executor of the estate of Oliver Bradford, deceased of the second part:

Witnesseth, that the said parties of the first part, in consideration of the sum of Thirty four Hundred 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 party of the second part his successors 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 East half of the South West quarter of Section Eight (8); also the South half of the east half of North West quarter of Section Eight (8) all in Township Fifteen (15) Range Nineteen (19) and containing 120 acres more or less. Grantors agree to keep the buildings on said premises insured in the sum of not less than \$800.00 for the benefit of said Grantee, until the whole amount of said mortgage is paid, with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said I. L. Montgomery 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 thirty four 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 March 1, 1916 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 maturity at the rate of ten per cent per annum Provided However, \$100.00 or any multiple thereof may be paid at any interest payment. And this conveyance shall be void if such payment be made as 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 successors 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 to the party making such sale, on demand, to the said I. L. Montgomery, his heirs and assigns. In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year last above written.

*The following is endorsed on the original instrument:
The within Mortgage being seen and in full it is hereby
relied on the original instrument, this 10 day of May 1911,
Witness W. M. Clark, the Executor of Oliver Bradford.*

*Recorded May 24 / 1911
Hays L. Lawrence
Register of Deeds*