

This Indenture, Made this 14th day of January in the year of our Lord nineteen hundred and thirteen by and between John M. French and Cornelia French, Husband and wife, of the county of Douglas and State of Kansas, parties of the first part, and The Merriam Mortgage Company, party of the second part: Witnesseth, That the said parties of the first part, in consideration of the sum of Eight Hundred Dollars, to them in hand paid the receipt whereof is hereby acknowledged, do by these presents grant, Bargain, sell and Convey unto the said party of the second part, its successors and assigns all of the following described real estate, situated in the County of Douglas and State of Kansas, to wit: A part of Lot Numbered One (1) in the Southeast Quarter of Section Twenty Five (25), Township Eleven (11) Range Seventeen (17), East of the Sixth Principal Meridian, described as follows: Beginning on the right bank of the Kansas River at original meander corner on Range line between Ranges Seventeen (17) and Eighteen (18), thence South Three (3) Chains, Ten (10) links, to a stake on creek bottom, thence up said creek to a stake on the South line of said Section, thence West Six (6) Chains and Eighty Two (82) links, thence north Nineteen (19) chains and Ninety one (91) links to the right bank of the Kansas River, thence down the right bank of the Kansas River to place of beginning. Also Lots Number One (1) to Sixteen (16) inclusive and Lots 24 to 31 inclusive, in Block Two (2), and lots One (1) to Twenty (20) inclusive in Block Three (3) in the town of Grover. To have and to hold the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its successors and assigns, forever. And the said parties of the first part 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, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever. Provided, Always and these presents are upon the following agreements, covenants and conditions, to wit. First. That the parties of the first part are justly indebted to the party of the second part in the sum of Eight Hundred Dollars, according to the terms of one certain mortgage note of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the said sum, and payable on the first day of February 1920, to the order of the said party of the second part with interest thereon at the rate of 5½ per cent per annum, payable semi-annually, on the first days of February and August in each year, according to the terms of interest notes thereunto attached; both principal and interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of America, at Chemical National Bank, New York, N.Y. or at such other place as the legal holder of the principal note may in writing designate, and all of said notes bearing ten per cent interest after maturity. Second. That the said parties of the first part agree to keep all fences, buildings and improvements on the said premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the buildings which are now or may hereafter be upon the premises unceasingly insured to the amount of Six Hundred Dollars, in insurance companies

Recorded Feb. 2nd 1920
John M. French
 Register of Deeds

*The following is endorsement on the original instrument.
 The amount loaned by this mortgage to have paid in full, and
 the same is hereby acknowledged this day of Jan 23, 1920
 The Merriam Mortgage Company
 By G. Woodward
 President*