

Mortgage Record No. 52.

This Indenture, Made this 17th day of April in the year of our Lord 1915, between A. J. Osborne and Martha J. Osborne his wife of Douglas and State of Kansas, of the first part, and Conrad Altenbernd of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Twenty-five Hundred and no/100 (\$2500.00) 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 of of the second part his 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: Lot 1 of Section 1 (Being the N. W. Fractional 1/4 of Sec. 1), Containing 46.20 acres Less the right of way of A. J. & D. F. Ry. Co.; Also Beginning at the S. E. corner of the fractional 1/4 of Sec. 2; thence West 7.36 chains to a post at corner of land sold J. H. Harper; thence West 14.40 chains to a post, thence North 54° West 4.13 chains; thence West 15.40 chains to river; thence down the river to stone directly north of place of beginning; thence South 25.15 chains to place of beginning; containing 2.2 acres more or less, Less the right of way of A. J. & D. F. Ry. Co. and less 2 acres off south end thereof described as follows: Beginning at the S. E. corner of N. E. 1/4 Sec. 2; thence West 9.36 chains to a point at corner of land sold J. H. Harper; thence North 8 1/2 rods; thence East 9.36 chains; thence South 8 1/2 rods to the place of beginning; all in Township Twelve (12), Range Eighteen (18) East of the 6th P. M.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said A. J. Osborne and Martha Osborne his wife 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 Twenty five Hundred Dollars according to the terms of one certain note this day executed and delivered by the said A. J. Osborne and Martha Osborne, his wife to the said party 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 part of making such sale, on demand, to said A. J. Osborne, his 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

A. J. Osborne (SEAL)

Martha Osborne (SEAL)

(SEAL)

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 17th day of April A. D. 1915, before me,

Frank E. Banks Notary Public in and for said County and State, came

A. J. Osborne and Martha Osborne, his 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 November 8th 1918.

Frank E. Banks

Notary Public.

Filed for Record the 17th day of April A. D. 1915, at 3:25 o'clock P. M.

Floyd L. Lawrence Register of Deeds.

E. C. Nitzel Deputy.

Recorded and indexed
March 12, 1915

Conrad Altenbernd

March 12, 1915

Estelle D. Vothrop