

THIS INDENTURE, Made this 19th day of April in the year of our Lord one thousand nine hundred and fifteen between Mary E. Sellers, widow, L. V. Sellers, a single man; Etta Clark and C. H. Clark her husband; Myrtle Grammar and A.M. Grammar her husband; Amanda Frances Laws and Henry Laws her husband of the first part, and Agnes Poldsdorfer of the second part:

WITNESSETH, That the said parties of the ~~first~~ part, in consideration of the sum of One Thousand 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 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 East half of the South East Quarter of Section Eighteen (18) Township Fifteen (15) Range Nineteen (19) with the appurtenances and all the estate, title and interest of the said parties of the first part therein. 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.

THIS GRANT, is intended as a Mortgage to secure the payment of the sum of One Thousand 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 May 1, 1920 with ten coupons thereto attached payable semiannually on the first day of May and November 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 the maturity of any coupon.

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 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, her executors, administrators 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 by the party making such sale, on demand, to the said parties of the first part their 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.

Myrtle Grammar (SEAL)
A. M. Grammar (SEAL)
Amanda Frances Laws (SEAL)
Henry Laws (SEAL)

Mary E. Sellers (SEAL)
L. W. Sellers (SEAL)
Etta Clark (SEAL)
C. H. Clark (SEAL)

State of Kansas, County of Franklin, ss.

BE IT REMEMBERED, That on this 24th day of April A.D. 1915, before me, a Notary Public in and for said County and State, came Mary E. Sellers, Etta Clark, Myrtle Grammar L. W. Sellers C. H. Clark, A. M. Grammar 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 on the 15 day of May 1915 (SEAL) Glen H. Hill, Notary Public.

State of Kansas, County of Osage, ss.

BE IT REMEMBERED That on this 29 day of April A.D. 1915, before me, a Notary Public in and for said County and State, came Amanda Frances Laws and Henry Laws wife & husband 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 on the 24 day of Nov 1917 (SEAL)

J. A. Cordts, Notary Public.

Recorded May 3rd, A.D. 1915, at 2:00 o'clock P.M.

Floyd Lawrence
Register of Deeds,
Geo. L. Neff
Deputy.

(The following is endorsed on the original instrument, recorded in Book 49, page 406)

KNOW ALL MEN BY THESE PRESENTS. THAT EMMA (ERMINA) F. MURLIN Suffolk County, in the State of Massachusetts the within named mortgagee, in consideration of One Thousand Dollars, to in hand paid, the receipt whereof is hereby acknowledged, does hereby sell, assign, transfer, set over and convey unto The Peoples State Bank, Baldwin, Kansas heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note, debts and claims thereby secured and the covenants therein contained; TO HAVE AND TO HOLD THE SAME FOREVER, Subject nevertheless to the conditions therein named.

IN WITNESS WHEREOF, the said mortgagee has hereunto set her hand this seventeenth day of April 1915, Executed in presence of

H. R. Brown, Justice of the Peace.

Emma F. Murlin.

Recorded Sept. 13th 1918
Filed in Book 49, page 406
The following is endorsed on the original instrument:
This Office has this day having been found in full, it is hereby returned on the original instrument it is a day of September 1918.
Agnes Poldsdorfer