

26 1/2 feet east of the northwest corner of Lot 49 of said Block 15; thence in a southerly direction to a point 14.7 feet east of the southwest corner of Lot 59 of Block 15; thence west 40 feet to a point 25.3 feet west of the southeast corner of Lot 60 of said Block 15; thence in a northerly direction to a point on the center line of second or Dane Street 113.1 feet east of the east line of Mississippi Street; thence east to the point of beginning; all being in the vacated Dane Street and Block 15 of that part of the City of Lawrence known as West Lawrence, with all the appurtenances and all the estate, title and interest of the said party of the first part therein,

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Coates Manufacturing Company does hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefensible 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 Fifty-one Thousand, Eight Hundred and seventy Dollars (\$51,870.00), according to the terms of the seven certain promissory notes this day executed and delivered by the said Coates Manufacturing Company to said party of the second part, the first of said notes being for \$8500.00 due six months after date, with interest thereon from date thereof; the second note being for \$2500.00 due ten months after its date, with interest thereon from date thereof; the third note being for \$6290.00 due twelve months after date, and the four remaining notes being each for \$8645.00 due in eighteen, twenty-four, thirty and thirty-six months after date thereof, all said notes bearing interest at the rate of eight per cent. per annum from February 1st, 1921, payable at the office of the Climax Corporation, Batavia, New York, the first and second of said notes being given for money advanced for part payment of the purchase price of the property herein described, interest on all said notes being payable semi-annually, and this instrument shall be void if such payments be made as herein specified; but if default be made in such payments, or any part thereof, or any 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, its successors 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 the moneys arising from such sale to retain the amount then due for principal and interest, together with the cost 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 said Coates Manufacturing Company, its successors and assigns.

In witness whereof, the said party of the first part has caused this instrument to be signed for it and in its name by its officers properly authorized to do the day and year first above written.

Coates M'fg Company,  
By W. W. Coates,  
Pres't.

Attest:  
P. S. Baker,  
Secretary.

(Cor. Seal)

State of Missouri, )  
County of Jackson, )ss.

Be it remembered, that on this 15th day of March, 1921, before the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. W. Coates, to me personally known, who, being by me duly sworn, did say that he is the President of the Coates Manufacturing Company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and the said W. W. Coates duly acknowledged the execution of the same by said corporation and for and in its behalf.

In witness whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

George E. Beyer,  
Notary Public in and for said County  
and State.

My commission expires May 19, 1924. (L.S.)  
Recorded March 15, 1921,  
At 3:15 o'clock P.M.

*Edwin Northrup*  
Register of Deeds,  
*Alvin Horne*  
Deputy.

#### RELEASE OF MORTGAGE.

Know all men by these presents, that the debt secured by Mortgage upon the following described real property, situated in ... in Douglas County, in the State of Kansas, to wit: The S<sub>2</sub> of the SE<sub>4</sub> Section 21 Tp 13 Rg 21 except one acre in SE Corner wherein Benjamin Anderson and Lizzie Anderson his wife are grantors, and The State Bank of Eudora, Kansas are grantees, and dated March 6, 1913, 19... a record of which is record in Book 52, page 24, in the office of the Register of Deeds of Douglas County, Kansas, has been duly satisfied, in consideration of which said Mortgage is hereby released.

Witness.

(COR. SEAL)

The State Bank of Eudora, Eudora, Kan.  
F. C. Starr, Cashier,