

known to be the same persons 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.

(22)

My Commission Expires Aug 7, 1886.

Levi A. Doane
Notary Public

Recorded December 13th 1884 at 10³⁰ O'clock A.M.

Alfred Arnold
Register of Deeds.

This Indenture Made this first day of December in the year of our Lord one thousand eight hundred and eighty four between James Tegart and Viretta his wife, of the Township of Hanwaka in the County of Douglas and State of Kansas of the first part and Albert Messinger of the second part; Witnesseth That the said parties of the first part in consideration of the sum of Three Hundred dollars \$300.00 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 party 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:

The South-West Quarter of Section Eight (8) in Township Thirteen (13) of Range Eighteen (18) containing one hundred and sixty acres more or less with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said James Tegart and Viretta Tegart 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 Three Hundred dollars in two years after date according to the terms of their certain promissory note this day executed and delivered by the said James Tegart and Viretta Tegart to the said party of the second part; 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 the taxes or if the insurance is not kept thereon then this conveyance shall become absolute and the whole shall become due and payable and it shall be lawful for 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

On the original instrument is the following indorsement:
Received for full and full satisfaction for note secured by the within mortgage
Levi A. Messinger
Orville Carpenter
Belmont Carpenter
Only heirs at law of Albert Messinger
declared by J. H. Stettin, Attorney in fact
Recorded Dec. 7, 1886.
(B. 7), 1886
Register of Deeds.