

This Indenture made this first day of May A D 1885 between James A. McStees, a widower of Douglas County in the State of Kansas of the first part and E. M. Sheldon of Shawnee County in the State of Kansas of the second part;

Witnesseth That said party of the first part in the consideration of the sum of Twenty five Dollars the receipt of which is hereby acknowledged do by these presents grant bargain sell and convey unto said party of the second part his heirs and assigns all the following described real estate situated in the County of Douglas and State of Kansas to wit:

The South Thirty (30) acres of the West One Hundred (100) acres of the South West quarter of Section No. Twenty seven (27) in Township No. Thirteen (13) of Range No. Twenty (20) East of the Sixth P. M.

To have and to hold the same Together with all and singular the tenements hereditaments and appurtenances therunto belonging or in anywise appertaining forever. Provided Always, And these Presents are upon this express condition that whereas said James A. McStees has this day executed and delivered one certain promissory note to said party of the second part for the sum of Twenty five Dollars bearing even date herewith payable at the office of The Kansas Loan & Trust Company Topeka Kansas in equal installments of two & 00/100 dollars each the first installment payable on the first day of November 1885 the second installment on the first day of May 1886 and one installment on the first days of November and May in each year hereafter until the entire sum is fully paid And if default be made in the payment of any one of said installments when due or any part thereof then all unpaid installments shall become immediately due and payable at the option of the party of the second part or the legal holder of said note and shall draw interest at the rate of 12 per cent per annum from the date of said note until fully paid. All appraisement and stay laws waived.

Now if said James A. McStees shall pay or cause to be paid to said party of the second part his heirs or assigns said sum of money in the above described note mentioned together with the interest thereon according

132 due The following is indexed on original instrument
 The conditions of within Mortgage having been fully satisfied, the same is hereby released.

E. M. Sheldon

Recorded June 25, 1890 at 5 o'clock P. M. James Brooks Register of Deeds
 By J. W. Cunningham putty