

and administrators do covenant and agree to and with the said party of the second part his heirs and assigns that they are seized of the premises above described as of a good and indefeasible inheritance in law in fee simple and that the said premises are clear of all liens taxes assessments and incumbrances whatsoever. And the said parties of the first part the aforesaid premises into the said party of the second part and his heirs and assigns against the claim or claims of all and every person whomsoever and against all liens taxes assessments ofcriptions and incumbrances whatsoever do and will warrant and forever defend by them presents. This Grant is intended by a Mortgage to secure the payment of the sum of Two Hundred and Forty Eight Dollars to be due and payable six months after the date of this deed with interest thereon after the same shall become due at the rate of four per cent per month according to the conditions of a certain promissory note this day executed and delivered by the said John McCune to the said party of the second part and this conveyance shall be void if such payment be made as herein specified. And if default be made in the payment or any part thereof as above provided then it shall be lawful for the said party of the second part his executor administrators or assigns at any time thereafter to sell or cause to have sold the premises hereby granted with all and every of the appurtenances or any part thereof in the manner prescribed by law and out of all the moneys arising from such sale to retain the amount then due for principal and interest together with the costs and charges of making such sale and the attorney's fees for fore-closure and the surplus if any there be shall be paid by the party making such sale on demand to the said John McCune his heirs or assigns. In Witness Whereof the parties of the first part to these presents have hereunto set their hands and seals the day and year first above written.

signed and delivered
in presence of
P. P. Wilcox

John McCune Seal
Margaret McCune Seal

Territory of Kansas)
Atchison County 1855

On this Ninth day of March in the year One Thousand Eight Hundred and Sixty before me the subscriber a Justice of the Peace in and for said County personally appeared John McCune and Margaret McCune his wife to me personally known to be the identical persons described in and who executed the above conveyance and acknowledged the instrument to be their own voluntary act and deed. And she the said Margaret McCune on an examination apart from her said husband having first been made acquainted with the contents of such conveyance acknowledged that she executed the same and relinquished her dower in the real estate therein mentioned freely and without any fear or compulsion of her said husband.

Filed for record March 9, 1860 at 4 O'Clock P.M.
Philip P. Wilcox J.P.

The Territory of Kansas
Know all men by these presents that Chas. C. Wilcox of Atchison County in consideration of the sum of Two Hundred Dollars to and paid by Ludovino Koster of St. Joseph Missouri the receipt whereof I do hereby acknowledge have given granted bargained and sold and by these presents do give grant bargain sell convey and confirm unto the said Ludovino Koster and to her heirs and assigns forever all that certain tract piece or parcel of land lying and being in the County of Atchison and Territory of Kansas to-wit Two acres of land in the South East corner of the South West quarter of Section Twenty five (25) of Township Five (5) of Range Twenty (20) East and more fully designated as follows. Commencing at the corner stone in the South East corner of said quarter Section and running Westwardly along the section line Seven Hundred and Eighty (88) feet opposite the centre of Elm Street in North Atchison thence Northwardly Two Hundred and Seventy Nine feet thence Eastwardly Seven Hundred and Eighty One feet thence Southwardly Two Hundred and Seventy Nine feet to the place of beginning and the said Elm Street is to be continued on North along said premises of the width of Sixty feet. To have and to hold the said premises tract piece or parcel of land with all the privileges and appurtenances thereunto

