

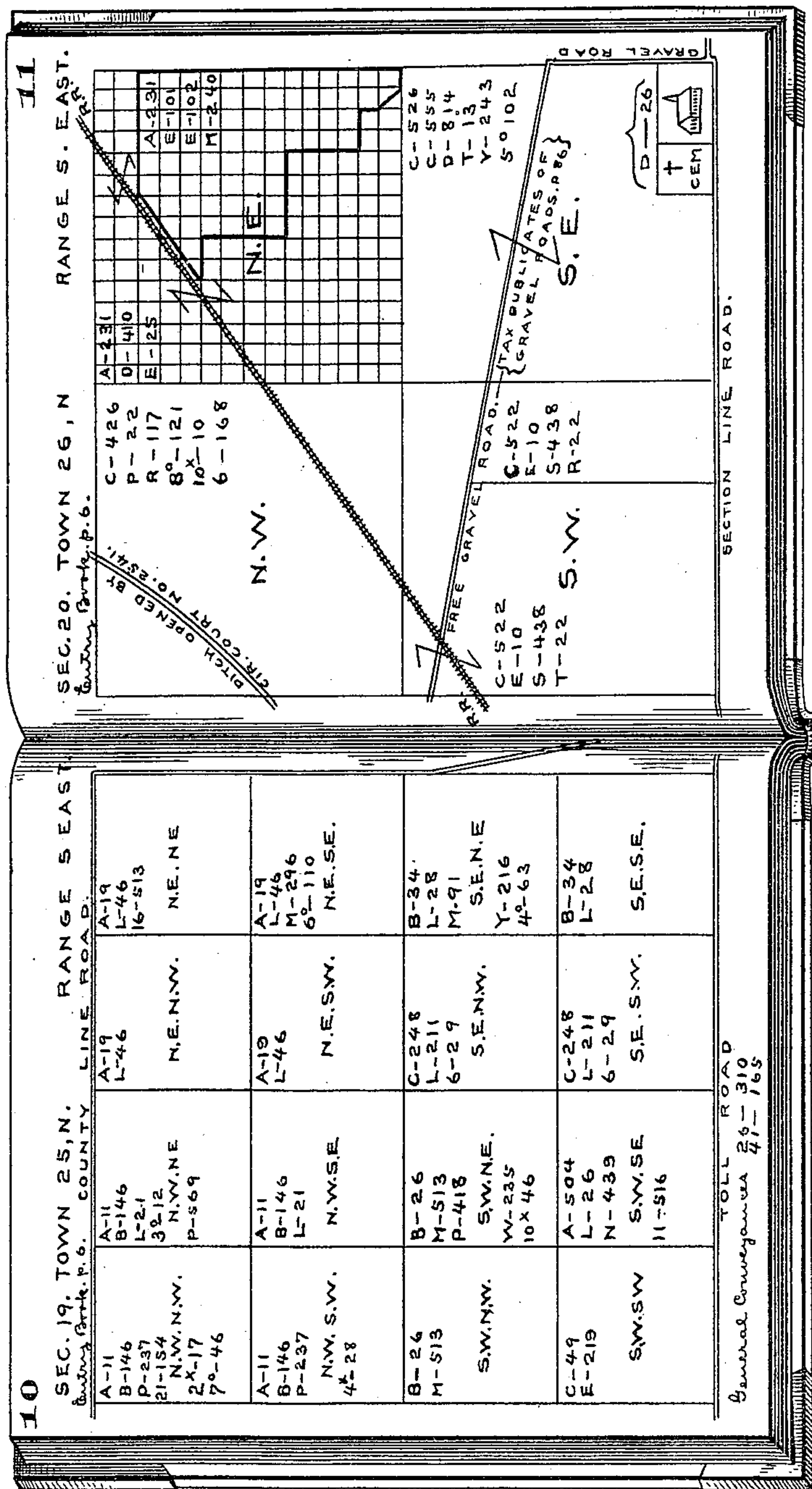
2 Sheets—Sheet 1.

H. BROWN.  
INDEX.

No. 460,700.

Patented Oct. 6, 1891.

7. Girl.



Witnesses

St. D. Nealy.

Frank Good.

Inventor

*Hiram Brown,*

By his Attorneys

Wm. C. Bradford

(No Model.)

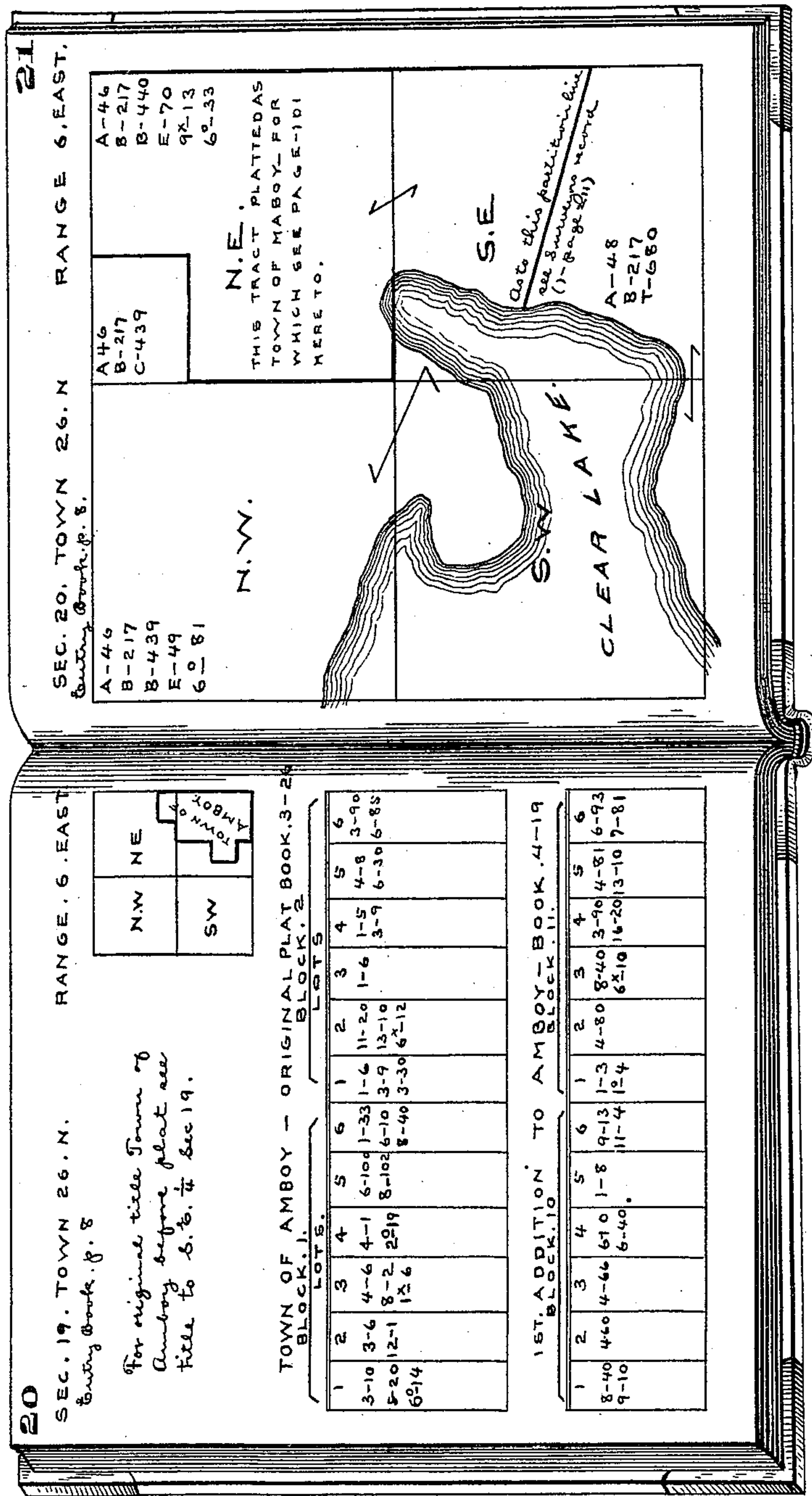
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# H. BROWN. INDEX.

No. 460,700.

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Fig. 2.



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# UNITED STATES PATENT OFFICE.

HIRAM BROWN, OF INDIANAPOLIS, INDIANA.

## INDEX.

SPECIFICATION forming part of Letters Patent No. 460,700, dated October 6, 1891.

Application filed September 13, 1890. Serial No. 364,835. (No model.)

*To all whom it may concern:*

Be it known that I, HIRAM BROWN, a citizen of the United States, residing at Indianapolis, in the county of Marion and State of Indiana, have invented certain new and useful Improvements in Indexes, of which the following is a specification.

Heretofore abstractors' records have ordinarily been of an elaborate character, containing a brief abstract of all conveyances and records affecting the title to property in the county for which they are made, and the labor of preparing such records and the consequent cost thereof has been very great, because of which considerable capital has been required to establish a business of this kind.

The object of my said invention is to provide an index of the county and court records of conveyances and other transactions affecting the title of property which, while being full and complete, shall at the same time be simple and of such a nature that it can be provided at a small cost of both time and money, and one from which the work of abstracting can be done rapidly and at the same time more completely and reliably than from the records and by the method heretofore employed, as will be hereinafter more particularly described and claimed. I accomplish this object by providing an index, preferably in book form, on each page of which is represented a plat of one section or other divisional tract of the county the records of which are to be indexed, showing the various subdivisions thereof and having indorsed on each subdivision a reference to each record and its page or pages where may be found any conveyance or other transaction in any way affecting the title to that piece of property.

Referring to the accompanying drawings, which are made a part hereof, and on which similar letters of reference indicate similar parts, Figure 1 represents one of my indexes open, showing two opposite pages thereof, on each of which a section is represented; and Fig. 2 is a similar view also showing the plats of two sections, but differently subdivided.

Referring to Fig. 1 and the page of the index there represented, numbered 10, an ordinary plat of a section showing the governmental subdivisions into quarters and quarter-quarters is illustrated, and reference is

made on each subdivision to the records wherein are recorded the conveyances and other transactions affecting its title. For example, in the northwest one-fourth of the northwest quarter the first entry indicates at a glance that the record of the original entry of the ground by the party who acquired it from the Government will be found on page 6 of the entry-book, which in many States is one of the county records, that the next conveyance affecting the title will be found on page 11 of record-book A in the recorder's office, the next conveyance on page 146 of record-book B, the next conveyance on page 237 of record-book P, and the next on page 154 of record-book 21. The characters used to designate the record-book in all cases will, of course, be the characters adopted in the county for which the index is made. In some counties the records are lettered. In other counties they are numbered. In other counties the first records were lettered until the alphabet was exhausted, and then the system of numbering was commenced, this system being indicated on the subdivision above referred to. Besides the records in the recorder's office or the regular county records there are a variety of other records which sometimes contain the record of transactions affecting the title to a piece of property, such as county and probate court records, &c.; also, in many counties the records of mortgages are made in books separate from the records of deeds, and in all such cases it is necessary to adopt a designating character for each of such records. In the subdivision above referred to this idea is illustrated, the character *x* being used to indicate the mortgage records and the character *o* being used to indicate probate records. These characters are used because they can be conveniently represented herein; but for the purposes of the invention, as will be readily understood, they may be any arbitrary characters desired so long as they are uniformly used to indicate the same record. Thus "2x17" indicates that on page 17 of mortgage record No. 2 will be found the record of a mortgage affecting the title to this subdivision of ground, and "7o46" indicates that on page 46 of probate record No. 7 will be found a record of a proceeding in this court affecting its title. Proceedings of cir-



cuit courts, which are ordinarily filed away  
 in file-boxes numbered with the number of  
 the case, can be referred to by that case-num-  
 ber in the same manner—as, for instance, on  
 5 page 11 of the index represented in Fig. 1,  
 the ditch represented as running through one  
 corner of the northwest quarter of said sec-  
 tion was opened by order of the circuit court  
 of the county made in case No. 2,541, and this  
 10 fact appears by the indorsement alongside  
 the lines representing the ditch. The pro-  
 ceedings showing the origin of the free gravel  
 road running through the south half of said  
 section can be found on page 86 of the tax-  
 15 duplicates of gravel roads for the county, as  
 appears by the indorsement alongside the  
 lines representing said road. The system is  
 applicable to plats of ground of any shape,  
 whether regular, as shown on page 10, or  
 20 whether irregular, as shown on page 11 of Fig.  
 1. In the northeast quarter of the section  
 represented on page 11 an irregular-shaped  
 piece of ground is represented, and the vari-  
 ous records of transactions affecting the title  
 25 thereof are indexed thereon the same as in the  
 regular subdivision on page 10, as above ex-  
 plained, as are also the reference to records af-  
 fecting the title to the various other irregular  
 plats which appear in this section.  
 30 Referring to Fig. 2, on page numbered 20 of  
 the index there represented, is illustrated the  
 application of this system of indexing to the  
 subdivisions of tracts of land or portions of  
 sections into town lots. In the upper right-  
 35 hand corner of the page the whole section is  
 represented, and that portion of it which is  
 subdivided as the town of "Amboy" is out-  
 lined. Then below appears the subdivision  
 or a portion of it. For the title to any lot,  
 40 first, reference would be had to the original  
 plat of the section, which would give the in-  
 dex to the records of the title down to the time  
 of the subdivision, and then reference would  
 be had to the subdivision, where would be  
 45 found on the plat of each lot reference to the  
 record and page where could be found the offi-  
 cial record of each conveyance or transac-  
 tion affecting the title thereto since the sub-  
 division. On page 21 is indicated a section of  
 50 ground a portion of which has been platted  
 as a town, the record of the transactions af-  
 fecting its title being here indexed down to  
 the time of the platting, and then reference  
 made thereon to the page of the index where  
 55 said plat can be found—as, for instance, a plat  
 such as represented on page 20. This town,  
 as represented on page 21, occupies a portion  
 of both the northeast and southeast quarters  
 of the section, dividing said section in parts,  
 60 the record of the partitions being indexed, as  
 on page 216 of the surveyor's record-book No.  
 1, as appears indorsed alongside the partition-  
 line.

Sometimes the owner of several lots or

pieces of ground gives a "general" deed or 65  
 mortgage as to all of the property held by  
 him in the county. Such transactions may  
 be indexed as on the bottom of page 10.

These various views are represented and ex- 70  
 plained simply to show the comprehensiveness  
 of this system of indexing and how it can be ap-  
 plied and used with any and all varieties of  
 subdivisions and records to furnish the ab-  
 stractor with a complete index to every trans-  
 action, whether a conveyance, court judg- 75  
 ment, decree, or order, or whatever else might  
 in any manner affect the title to the piece of  
 property which he is called upon to furnish  
 an abstract of title to.

It will be readily understood that such an 80  
 index can be quickly prepared for a county  
 and at but comparatively little cost, while at  
 the same time it is the most complete of any  
 that can be made and the one the easiest to  
 keep up to date, as it requires but a few min- 85  
 utes' work each day to index all transactions  
 affecting titles to property, while by the old  
 method the labor of keeping up abstractors'  
 records, even after they are prepared, is very  
 great and expensive. 90

An abstractor being provided with an in- 95  
 dex of the county records made in accord-  
 ance with my invention and being called  
 upon to furnish an abstract to the title of any  
 piece of property, he turns to the plat of that  
 piece of property in the index and quickly  
 transcribes upon a blotter the names of the  
 records and pages thereof which he finds in-  
 dorsed thereon, and then goes to the record-  
 office and referring to those records and pages 100  
 quickly obtains the needed information di-  
 rect from the official records themselves, which,  
 being made at the time the information is  
 needed, is usually made with more care and  
 is more reliable and less liable to be errone- 105  
 ous than when made from abstractors' rec-  
 ords, which are oftentimes prepared from data  
 collected by inexperienced clerks in a care-  
 less and imperfect way, and always have to  
 be verified after the abstract is prepared when 110  
 the abstractor exercises due care and caution.

Having thus fully described my said inven-  
 tion, what I claim as new, and desire to se-  
 cure by Letters Patent, is—

An abstractor's index of title-records, con- 115  
 sisting of a book having plats of the sections  
 or divisions of land represented upon its  
 pages, and a reference entered on each divi-  
 sion to the book and the page thereof where  
 may be found the record of transactions af- 120  
 fecting its title, substantially as set forth.

In witness whereof I have hereunto set my  
 hand and seal, at Indianapolis, Indiana, this  
 6th day of September, A. D. 1890.

HIRAM BROWN. [L. S.]

Witnesses:

E. W. BRADFORD,  
 FRANK W. WOOD.