

Know all men by these presents That I Franklin Kimball of Lawrence in the county of Douglas and Territory of Kansas in consideration of three hundred dollars to me in hand paid by Charles Ingersoll of said Lawrence, the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and quit convey unto Ingersoll his heirs assigns forever all that certain parcel of land situated in said Lawrence bounded and described as follows, to wit, a certain part of Reserve No 6. so called and designated on a map of said town of Lawrence made by A. D. Seale A. D. 1854, which is recorded, commencing at the South West corner of said Reserve thence running east sixty (60) feet along Pine Key Street so called, thence north one hundred (100) feet, thence west sixty feet to Tennessee Street, thence South one hundred (100) feet along said Tennessee Street to the point of beginning - together with all the buildings and improvements thereon - To have and to hold said premises with all the privileges and appurtenances thereto belonging to said Ingersoll his heirs and assigns forever, and I do hereby covenant with him and them for my self and my legal representatives that said premises are free from all incumbrances and that I shall and they will warrant and defend the same to said Ingersoll and his legal representatives against the lawful claims and demands of all persons, Provided nevertheless, if said Kimball or his legal representatives shall well and truly pay to said Ingersoll or his legal representatives the sum of three hundred dollars in one year from the date hereof with interest thereon at the rate of three percent per month payable semi-annually, then this deed as also a certain promissory note of like tenor and date herewith signed by said Kimball and payable to the order of said Ingersoll shall both be void, otherwise to remain in full force and effect, And I said Kimball for myself and my legal representatives hereby covenant with said Ingersoll and his legal representatives to keep the building on said parcel of land in good repair and fully insured at such office or agency thereof in said Lawrence as said Ingersoll shall direct for not less than three hundred dollars payable in case of loss to said Ingersoll or his legal representatives Until default herein said Kimball shall continue to occupy the premises.

In testimony whereof I the said Franklin Kimball together with Elizabeth D. Kimball wife of said Franklin who joins herein

(over)

For value received & truly acknowledge full payment
and satisfaction of the within mortgage and discharge
the same of record Sept 18th 1875
J. M. Ingersoll
Adm'r of Estate of C. Ingersoll deceased