

This Indenture made this 17th day of Sept. in the year of our Lord one thousand eight hundred and eighty five between Ella Sturdy in the County of Douglas and State of Kansas of the first part and H. W. D. Barricklaw of the second part:

Witnesseth: That the said party of the first part in consideration of the sum of Four Hundred Dollars to her duly paid the receipt of which is hereby acknowledged, has 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:

Lot One Hundred and twenty (120) One hundred and twenty two (122) on Dearborn Street and Lot eighty three (83) on Elm Street Baldwin City Kansas, with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said Ella Sturdy does hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted and seised 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 Four Hundred Dollars payable 12 months after date bearing 12% per annum according to the terms of a certain promissory note this day executed and delivered by the said Ella Sturdy 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 up thereon then this conveyance shall become absolute and the whole shall become due and payable and then 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 the manner prescribed by law appraisement hereby waived or not at the option of the party of the second part his executors administrators or assigns: and out of all the moneys arising from such sale to retain the amount thereof for principal and interest together with the costs and charge of making such sale and the surplus if any there be shall be paid by the party making such sale.

See Book 19 Page 312 for Release