

Hundred and Six and $\frac{5}{100}$ Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and mortgage to the said party of the second part, her 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:

The North half ($\frac{1}{2}$) of Lot number Four (4) in addition number eleven (11) to that part of the City of Lawrence formerly known as North Lawrence County of Douglas, and State of Kansas. Subject however, to one certain mortgage of even date herof, made by said first parties in favor of Henry Cass, to secure the payment of Four Hundred Dollars \$400.00 by instalments, of one Hundred Dollars each in ones, two, three and four years from date herof

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Leander Chase and Julia D. Chase do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above, granted, and seized of a good indefeasible estate of inheritance therein free and clear of all incumbrances, except aforesaid mortgage.

This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred and six and $\frac{5}{100}$ Dollars in one year after date herof, with interest at the rate of ten per cent per annum, payable annually, all payable at The Merchants Bank, Lawrence, Kansas according to the terms of their certain promissory note this day executed and delivered by the said Leander Chase and Julia D. Chase 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 it shall be lawful for said party of the second part her executors, administrators and assigns; at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law,

The mortgage herein described has been paid in full and said mortgage hereby released, and the hereinby created discharged. Witness my hand and seal of the County of Douglas, State of Kansas, this 30th day of September, 1889.

By J. H. Roberts, agent
Charles Roberts
Witness my hand and seal of the County of Douglas, State of Kansas, this 30th day of September, 1889.