

Know all men by these presents That John Benson and Hilda Benson husband and wife party of the first part in consideration of the sum of seventy five dollars in hand paid, do hereby sell and convey unto the Lombard Investment Company, party of the second part, the following described premises situated in the County of Douglas State of Kansas to wit: Lot number thirty seven (37) on Pennsylvania Street in the City of Lawrence, Kansas - according to the recorded plat thereof together with all the appurtenances and improvements thereunto belonging.

The intention being to convey hereby, an absolute title in fee simple including all right of homestead, to have and to hold the premises above described, with all the appurtenances thereunto belonging unto the said Lombard Investment Company and to its successors or assigns forever.

Provided always, and these presents are upon the express condition, that if the said party of the first part, their heirs, executors or administrators shall pay or cause to be paid to the said Lombard Investment Company, its successors or assigns the sum of Seventy five Dollars on the first day of December 1887 with interest thereon at the rate of twelve per cent per annum, payable semiannually after maturity and until the same is fully paid, according to the tenor and effect of the one promissory note of said party of the first part bearing even date with these presents, then these presents to be void, otherwise to be and remain in full force and effect.

And in case of the nonpayment by the said party of the first part or their heirs, executors or administrators of the said interest or principal, or any part thereof at the time the same becomes due or a failure on their part to pay the taxes of any year before the same become delinquent, then in case of the occurrence of either of said events, the whole principal sum and interest shall become due and payable.

And it is further agreed by the mortgagors, that if it becomes necessary to foreclose this mortgage a reasonable amount shall be allowed as attorneys fees and be taxed as a part of the costs of foreclosure.

The said party of the first part also agrees to pay all taxes or assessments that shall be taxed or assessed on said premises from the date hereof until the said sum shall be fully paid as aforesaid.

And the said party of the first part hereby relinquishes all right of dower in and to the above described premises.

Signed this first day of June A. D. 1886

John Benson
Hilda Benson

For release see book 18 p 138