

This Indenture, Made this fifteenth day of March in the year of our Lord, one thousand eight hundred and eighty seven, between Dr. Charles C. Esterly of Lawrence in the County of Douglas and State of Kansas of the first part, and William F. Sinclair of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of One Hundred and Fifty Dollars, to him duly paid, the receipt of which is hereby acknowledged, hath 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:

Lots Nos. One Hundred and Thirteen (113) One Hundred and Fifteen (115) in Block No. Thirty three (33) in that part of the City of Lawrence known as West Lawrence. with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the first part doth hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized 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 One Hundred and Fifty Dollars being part purchase money of said Lots, payable in six equal payments of \$25 each on the 15<sup>th</sup> day of May, July, Sept. Nov. of the year 1887 and of Jan. and March of the year 1888, with interest at the rate of 8% per annum from date until paid according to the terms of six certain promissory notes this day executed and delivered by the said Party of the first part 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

In consideration of full payment of the within mortgage I hereby release the same this 15<sup>th</sup> day of March 1887.

Wm F Sinclair

Attest  
Floyd L Lawrence  
Register of Deeds.