

therein. And the said Frances Schlegel Carruth does hereby covenant and agree that at the delivery hereof she 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 encumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of Four Hundred Dollars according to the terms of two certain promissory notes this day executed and delivered by the said Frances Schlegel and W<sup>m</sup> H. Carruth to the said party of the second part: payable \$200 in one year and \$200 in Two years from date at the Nat. Bk of Lawrence Kas

and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the 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 sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said Frances Schlegel Carruth, her heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Frances Schlegel Carruth [Seal]  
W. H. Carruth [Seal]

State of Kansas  
County of Douglas ss.

Be it remembered, That on this 19<sup>th</sup> day of July A.D. 1887 before me, Alfred Whitman a Notary Public in and for said County and State came Frances Schlegel Carruth and W<sup>m</sup> H. Carruth her husband to me personally known to be the same persons who

The following is indorse on the original instrument  
Note paid in full. Mortgage satisfied and released  
C. C. Birch  
July 19/88

Recorded July 19<sup>th</sup> 1888

Amos B. Smith

Register of Deeds