

This Indenture, Made this 20th day of August in the year of our Lords, one thousand eight hundred and eighty seven, between J. Martin Starr and Henry S. Starr, single men of the County of Douglas and State of Kansas of the first part, and Wm. F. Sinclair, of Lawrence, Kansas of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Seventy Five 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, 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:

The South East Quarter of Section No. Twenty-nine (29) in Township No. Fourteen (14) South, of Range No. Twenty (20) East of 10th Principal Meridian, except the following: Commencing at the North West corner of said quarter section, and running thence East one hundred and four (104) Rods, thence South twenty four (24) Rods thence West twenty-eight (28) Rods, thence South fifty-six (56) Rods, thence West seventy-six (76) Rods, thence North eighty (80) Rods to the beginning, containing forty-two and one half (42 1/2) acres, also except so much of said quarter section as is included in the Right of Way of the Seavenworth, Lawrence and Galveston Rail Road Company, the land hereby conveyed containing one hundred and thirteen (113) acres, more or less

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Parties of the first part 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 and indefeasible estate of inheritance therein, free and clear of all incumbrances save a former mortgage to W. Beardsley for \$2000.

This Grant is intended as a Mortgage to secure the payment of the sum of Seventy Five Dollars, with interest from date until paid at the rate of seven per cent. per annum, payable annually according to the terms of three certain notes this day executed and delivered by the said Parties 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 shall be lawful for said party of the second part his executors,

The following is endorsed on the original instrument
In consideration of full payment of the within mortgage
I hereby release the same this 1st day of Jan 1891
Wm. F. Sinclair

Recorded March 1894
Wm. F. Sinclair