

This Indenture, Made this 28th day of April in the year of our Lord one thousand eight hundred and eighty seven, between Lucy R. Webster of Baldwin in the county of Douglas and State of Kansas, of the first part, and James P. Howard of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of Sixty (\$60.00) Dollars, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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:

Lot No One hundred and Ninety seven (197) and the East one half (1/2) of Lot No One hundred and ninety five (195) on High Street in Bogans Addition to Baldwin City Kansas.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Lucy R. Webster 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 excepting one certain mortgage of two hundred and fifty dollars (\$250.00)

This Grant is intended as a Mortgage to secure the payment of the sum of Sixty Dollars according to the terms of one certain note this day executed and delivered by the said Lucy R. Webster to the said party of the second part; Copy of note. One year after date I promise to pay to the order of James P. Howard, sixty dollars at 10% Int. if paid when due, if not to be 12% Int. from date until paid. Value received.

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

The following is endorsed on the original instrument
In consideration of full payment of the within mortgage
I hereby release the same this 4 day of March 1893
James P. Howard

Recorded May 18 1893
Anna Corbrie