

This Indenture, Made this first day of September in the year of our Lord, one thousand eight hundred and eighty-seven, between Ervin Thomas and Caroline Thomas, his Wife, of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Wm. P. Sinclair, of Lawrence, Kansas, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Two Hundred 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:

Lot No. Eighty-four (84) on Pennsylvania Street, in the City of Lawrence, being the homestead of the said parties of the first part 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.

This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred Dollars, in two notes of One Hundred Dollars each, due in two and three years, with interest at the rate of ten (10) per cent. per annum, payable annually according to the terms of Two 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, administrators and assigns, at any time hereafter, 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 surplus, if any there be, shall be paid by the party making such sale, on demand, to the

The following is inclosed authentic instrument

In consideration of full payment of the within mortgage

Thereby releasing the same this

15 day of March 1900.

Wm. P. Sinclair
Recorded March 15th 1900. Wm. P. Sinclair Register of Records.