

The following is inclosed on the original instrument  
 875-20 May 29-1891- Received of Mrs. Lellie Dummire the within named  
 Mortgage of the sum of seventy-five dollars in full satisfaction of the within Mortgage  
 C. C. Hughes  
 Recorded June 5-1891  
 James Brooks  
 Register of Deeds

This Indenture, Made this twenty-seventh day of March in the year of our Lord one thousand eight hundred and eighty-eight between Mrs. Lellie Dummire and J. A. Dummire, her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and W. C. Beardley, of Auburn, New York, 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:

Lot No Four (4) on Vermont Street in the City of Lawrence with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Mrs. Lellie Dummire and J. A. Dummire do hereby covenant and agree that the delivery hereof they are the lawful owners of the premises here granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all encumbrances except a mortgage of Three Hundred (\$300) Dollars to W. C. Beardley, recorded in Book "17" page 60.

This grant is intended as a Mortgage to secure the payment of the sum of Seventy-five Dollars in 2 years from date hereof, with interest at the rate of 8% payable semi-annually, according to the terms of one certain mortgage note this day executed and delivered by the said Mrs. Lellie Dummire and J. A. Dummire to the said party of the second part, the interest whereon is evidenced by coupons thereto attached 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 cost & 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 said