in consideration of the sum of Four Hundred Dollars, to her in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all the following described piece and parcel of land lying and situate in the County of Douglas and State of Kansas, to-wit:

The North East quarter of the South East quarter of Section No Twenty-nine (29), in Township No Thirteen (13) South, of Range No Twenty (20) East of the Sixth Principal Meridian; excepting therefrom a strip of land eight and one-fourth (8¼) feet in width from the West side of said tract

To have and to hold the same, with all and singular the hereditaments and appurtenances thereunto belonging, unto the party of the second part and to his heirs and assigns, forever. And the said Mrs Mary Ernshaw doth 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 incumbrances, and that she will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part his heirs and assigns forever, against all persons lawfully claiming the same.

Provided Always, And these presents are upon this express condition, that whereas, the said Mrs. Mary Ernshaw is justly indebted unto the said William T. Sinclair in the principal sum of Four Hundred Dollars, lawful money of the United States of America, being for a loan thereof on the day and date hereof made by the said William T. Sinclair to the said Mrs. Mary Earnshaw and secured to be paid by the certain promissory note of the said Mrs. Mary Earnshaw bearing even date herewith, payable to the order of the said William T. Sinclair in four (4) years from the date thereof at his office, Lawrence, Kas (in N.Y. exchg) with interest after maturity, or default in payment of interest, at the rate of twelve per cent. per annum until the said principal sum is fully paid. The interest on said note from date to maturity or default is to be paid semi-annually on the 30th day of June and of December in each and every year, and is specified by interest notes or coupons of even

The following is indorsed on the original instrument
In consideration of full payment of the within mortgage
I hereby release the same this 21 day of Dec 1893
Wm. T. Sinclair

Recorded Jan 21' 1887
James Brooks
Register of Deeds