

of Douglas and State of Kansas, of the first part, and Mrs Nellie M. Stevens of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of One 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 her 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: Lots Number 19, Nineteen and 20 Twenty in addition Six 16 in that part of the City of Lawrence known as North Lawrence in Douglas County Kansas with all the appurtenances, and all the estate, title and interest of the said parties of the first part: Herein And the said Jennie M. Watt and John M. Watt her husband 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 One Hundred Dollars according to the terms of one certain promissory Note this day executed and delivered by the said Jennie M. Watt and husband to the said party of the second part; and this conveyance shall be void if such payment be made as herein specified. But if it must be made in such manner, any part thereof or interest thereon, or penalties, 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, her executors, administrators and assigns at any time hereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, after incumbrances hereby waived or not at the option of the party of the second part her 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 and charges of making such sales, and the overplus, if any there be shall be paid by the party making such sale, on demand to the said Jennie M. Watt or her heirs and assigns.

The following is endorsed on the original instrument

Lawrence Kan 30 July 1899
Received of Jennie M. Watt and John M. Watt the within named
parties the sum of One hundred Dollars in full cash for the within mortgage.
Recorded July 30th 1899 at 10:30 AM P. M.
J. D. Watt
J. D. Watt