

The following is endorsed on the margin of the record
Lawrence Kansas Nov 9/1891 Received of Julia A. Frame Boyd
the within named mortgage the sum of \$600.00 in full satisfaction
of the within mortgage
Richard November 10th 1891
\$600.00
AMMS (1891)

Mary E. Chamberlin

This Indenture, Made this the First day of Nov^r in the year of our Lord, one thousand eight hundred and eighty eight between Julia A. Frame Boyd and William B. Boyd husband of Baldwin City in the County of Douglas and State of Kansas, of the first part, and Mary E. Chamberlin of Maplehead Mass. of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Six 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: Lot No 67 and 69 on Chapel Street in Baldwin City with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Julia A. Frame Boyd and William B. Boyd 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, and that they will warrant and defend the same against all claims whatever. This Grant is intended as a Mortgage to secure the payment of the sum of Six Hundred Dollars, according to the terms of one certain promissory note this day executed by the said Julia A. Frame Boyd and William B. Boyd to the said party of the second part, said note being given for the sum of Six Hundred Dollars, dated Nov 1st 1888 due and payable in three years from the date hereof, with interest thereon from the date thereof until paid according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payments be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Nine Hundred Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of twelve per cent. per annum. But if default be made in such payments or any part thereof or interest