

The following is endorsed over the original instrument

1860
Lawrence Kase May 14th 1890

Received of Mary Dorehne the within named mortgage for the sum of One hundred fifty dollars in full satisfaction of the within mortgage.

W. H. Newton

Recorded May 15 1890
J. W. Newton

of the sum of One Hundred and Fifty Dollars to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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. One Hundred and Fifty Nine 1691 on New York Street in the City of Lawrence Douglas Co. Kansas with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Party of the first part does hereby covenant and agree that at the delivery hereof she 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 against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of One Hundred and Fifty Dollars, according to the terms of one certain promissory note this day executed by the said party of the first part to the said party of the second part. Said note being given for the sum of One Hundred and Fifty Dollars dated Sept. 17 1889 due and payable in nine years from the date thereof 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 to be made as in said note and coupons thereon attached, and as is hereinafter specified. And the said party of the first part hereby agrees 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 One Hundred and Fifty 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 party 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 in interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the party of the second part his executors, administrators and assigns at any time