

This Indenture, Made this first day of November in the year of our Lord one thousand eight hundred and eighty Eight between Alva A. Rice and Sarah E. Rice, his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and E. C. Reed, of Omaha, Nebraska of the second part,

Witnesseth, That the said part 1st of the first part in consideration of the sum of Two Hundred and 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 part 2d 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-five (155) and One hundred and fifty-seven (157) on Kentucky Street, in the City of Lawrence.

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said Parties of the first part 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 Two hundred and seventy-five dollars being part purchase money of above premises according to the terms of fifteen certain promissory notes this day executed and delivered by the said Parties of the first part to the said part 2d of the second part five promissory notes for One hundred and twenty-five dollars each and one note for One hundred and twenty-five dollars with interest from date until paid at seven per cent per annum, payable annually 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 part 2d 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 part 2d 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 costs and charges of making such sales, and the overplus, if any there be, shall be paid by the part 2d making such sale on demand to the said Parties of the first heirs and assigns.

In Witness Whereof, The said part 1st of the first part, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

Alva A. Rice (SEAL.)

Sarah E. Rice (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 16th day of November, A. D. 1888, before me, Wm. Sinclair, a Notary Public in and for said County and State, came Alva A. Rice and Sarah E. Rice, his wife to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires Sept. 15, 1892.

Wm. Sinclair

Notary Public.

Recorded Nov. 17— A. D. 1888, at 4<sup>20</sup> o'clock P. M.

Charles Brooks

Register of Deeds.

The following is indexed on the original instrument  
Received of Alva A. Rice, the within mortgage payment  
in full satisfaction of the purchase mortgage  
of Charles E. Rice, Administrator  
of the estate of E. C. Reed, second  
March 1st 1891  
James B. B. B.

The following is indexed on the original instrument  
In consideration of full payment of the within mortgage  
I hereby release the above the 30 day of June 1891  
Recorded July 1st 1891  
W. G. Berkeley  
Notary of State