

MORTGAGE RECORD

U. S. Fidelity, Blank Book Manufacturer, Lawrence, Kan.

This Indenture, Made this 31st day of January in the year of our Lord one thousand eight hundred and eighty nine between Mary A. Counts and L. D. Counts, wife and husband of Baldwin in the County of Douglas and State of Kansas of the first part, and Lizzie Adams of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Two 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 Twenty Seven (27) Twenty eight (28) and Thirty nine (39) on Sixth Street Baldwin City, County and State aforesaid

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Mary A. Counts and L. D. Counts 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 except a Mortgage of \$200 in favor of L. D. Adams

This grant is intended as a Mortgage to secure the payment of the sum of Two hundred dollars according to the terms of one certain promissory note this day executed and delivered by the said Mary A. Counts and L. D. Counts to the said party of the second part: payable one year after date and drawing 10% interest from date

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 party of the second part her 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 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 costs 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 Mary A. Counts and L. D. Counts their heirs and assigns.

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

Signed and delivered in presence of

Mary A. Counts (SEAL.)
L. D. Counts (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 16th day of Feb, A. D. 1889, before me, Justice of the Peace, a Notary Public in and for said County and State, came Mary A. Counts and L. D. Counts 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 18 U. B. Winston
Recorded Feb 20 A. D. 1889, at 6 o'clock P. M. Justice of the Peace

James B. Bristow
Notary Public
Big Lake of Florida

The following is a true and correct copy of the original instrument as the same appears from the original instrument, and the same is hereby certified to be a true and correct copy of the original instrument as the same appears from the original instrument, and the same is hereby certified to be a true and correct copy of the original instrument as the same appears from the original instrument.