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This Indenture, Made this Nineteenth day of April in the year of our Lord one thousand eight hundred and eighty Nine between Winnifred Kahagan and J. A. Kahagan her husband of Lawrence in the County of Douglas and State of Kansas of the first part, and William H. Sinclair of same place 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 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. Four (4) Block No. Twenty-three (23) of Sinclair's Addition to the City of Lawrence; Subject to a mortgage of \$326.56 to William H. Sinclair recorded in the office of the Register of Deeds in and for Douglas County, Kansas in Book "19" of Mortgages, at page 64.

with all the appurtenances, and all the estate, title and interest of the said parties 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 save as above

This grant is intended as a Mortgage to secure the payment of the sum of One hundred Dollars

according to the terms of the certain promissory note this day executed and delivered by the said Parties of the first part to the said party of the second part due in one year from date with interest from date to maturity at the rate of eight percent per annum and interest after maturity until paid at the rate of two percent per annum.

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 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 party 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 party making such sale on demand to the said Parties of the first part, their heirs and assigns.

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

Signed and delivered in presence of
Wm. H. Sinclair
J. A. Wright
Winnifred Kahagan (SEAL)
J. A. Kahagan (SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS,
County of Douglas } ss.

Be it Remembered, That on this 19th day of April, A. D. 1889, before me, Joseph E. Riggs, a Notary Public in and for said County and State, came Winnifred Kahagan and J. A. Kahagan her husband 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 March 6th 1892. Joseph E. Riggs Notary Public.
Recorded April 19 A. D. 1889, at 5¹⁵ o'clock P. M.

James Brooks
Reg. of Deeds

In consideration of full payment of the within mortgage I hereby release the same this 26th day of October 1889. Wm. H. Sinclair

Attest Oct. 26th 1889

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