

This Indenture, Made this First day of May in the year of our Lord one thousand eight hundred and eighty Nine between James Degart and Viritta Degart his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Mrs. H. B. Roberts of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Nine 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: lots numbered Three (3) and Four (4) except the North Ten (10) feet of lot Three in Block Fifteen (15) in same place addition to the City of Lawrence

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

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

according to the terms of One certain promissory note this day executed and delivered by the said James and Viritta Degart to the said party of the second part: payable Three (3) years from date at the National Bank of Lawrence as with interest at the rate of 5% per annum payable semi-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 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 James Degart his heirs and assigns.

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

Signed and delivered in presence of

James Degart (SEAL.)
Viritta Degart (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS.

County of Douglas ss.

Be it Remembered, That on this First day of May, A. D. 1889, before me, Alfred Whitman a Notary Public in and for said County and State, came James Degart and Viritta Degart his wife to me personally known to be the same person 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 Jan-19-1891. Alfred Whitman Notary Public.
Recorded May 1, A. D. 1889, at 4⁰⁰ o'clock P. M.

James Brooks Registrar of Deeds.

The following is abstract from the original instrument:
The above lands described having been sold in full the mortgage is hereby released and the lien thereby created is discharged.
Witness my hand this 1st day of May, 1889.
Attest R. H. Bagard Secy. May 1st 1889

The instrument is from 50 Vol C 19 p 603 (for release see page 279)