

This Indenture, Made this 13<sup>th</sup> day of May in the year of our Lord one thousand eight hundred and eighty Nine between James L. Bonds & Lucie E. Bonds of Lawrence in the County of Douglas and State of Kansas of the first part, and Charles Brown of Winchester N.H. of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One thousand 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: South half of Lot Thirty-two (32) on Massachusetts Street in the City of Lawrence, State of Kansas

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said James L. Bonds & Lucie E. Bonds do hereby covenant and agree that at the delivery hereof they were 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, excepting one Mortgage for Twenty five hundred dollars to Hiram Hill and one Mortgage to First National Bank of Topeka, Topeka Kansas for Four hundred & fifteen 00.

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

according to the terms of a certain promissory note this day executed and delivered by the said James L. Bonds & Lucie E. Bonds to the said parties of the second part:

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 James L. Bonds and Lucie E. Bonds 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

James L. Bonds (SEAL.)

Lucie E. Bonds (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 13<sup>d</sup> day of May, A. D. 1889, before me, R. R. Horton, a Notary Public in and for said County and State, came James L. Bonds and Lucie E. Bonds 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 April 9 1893.

R. R. Horton

Notary Public.

Recorded May 14 A. D. 1889, at 11<sup>5</sup> o'clock A. M.

James Brooks

Register of Deeds.

The following is endorsed on the original instrument -  
Lawrence, Mo., 16<sup>th</sup> April 1891. Received of Clara J. Warren the within-enclosed negotiable mortgage for the sum of four hundred and eighty eight 00/100 dollars in full satisfaction of the within Mortgage.  
Recorded April 16/1891  
Hiram Hill and Attorney for Charles Brown

1507 (Instrument - See Page 34 Book 32)