

MORTGAGE RECORD

J. J. FOSTER, PUBLIC DEEDS MARSHALL COUNTY, IOWA

This Indenture, Made this 7th day of October in the year of our Lord one thousand eight hundred and eighty nine between Valinda B. Dugger, single of Baldwin City in the County of Douglas and State of Kansas of the first part, and William R. Sinclair, of Lawrence, Kansas of the second part,

Witnesseth, That the said part Y of the first part in consideration of the sum of Forty two and fifty hundredths DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents doth grant, bargain, sell and mortgage to the said part Y 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 Nos One Hundred and Nine (109) and One Hundred and Eleven (111) on Jersey Street, in Baldwin City, being the homestead of the said party of the first part; subject, however, to a first mortgage of \$250.00 to Dr. J. B. Hughes

with all the appurtenances, and all the estate, title and interest of the said part Y of the first part therein. And the said Valinda B. Dugger doth hereby covenant and agree that at the delivery hereof she is the lawful owner 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, and will warrant and defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns forever, against all persons lawfully claiming the same.

This grant is intended as a Mortgage to secure the payment of the sum of Forty two and fifty hundredths Dollars according to the terms of ten certain promissory notes — this day executed and delivered by the said Valinda B. Dugger to the said part Y of the second part: for the sum of \$4.35 each, due respectively in 6, 12, 18, 24, 30, 36, 42, 48, 54 and 60 months after date, with interest from maturity until paid, at the rate of ten per cent 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 part Y 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 Y 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 Y making such sale on demand to the said Valinda B. Dugger, her heirs and assigns.

In Witness Whereof, The said part Y of the first part, has hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

C. E. DallasValinda B. Dugger (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 5th day of October, A. D. 1889, before me, Chester E. Dallas, a Notary Public in and for said County and State, came Valinda B. Dugger, single

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 Dec 15 1890.Chester E. Dallas

Notary Public.

Recorded Oct 9 A. D. 1889, at 4 o'clock P M.James Brooks Register of Deeds.

The following is indexed on the original instrument
In consideration of full pay-
ment of the within mortgage
I hereby release the same this
7th day of October 1889.
Wm. S. Sinclair

Recorded Oct 13 1900
C. F. Stroman
Register of Deeds.

The following is indexed on the original instrument
#3065 Lawrence No. 24 48 1890
Received of Valinda B. Dugger the sum of \$42.50
in full satisfaction of the within mortgage
Witness my hand and seal this 13th day of October 1890
James Brooks
Register of Deeds