

## MORTGAGE RECORD

P. 1. Tol. Mort. Book Manufacturer, Lancaster, Pa.

This Indenture, Made this 6th day of November in the year of our Lord one thousand eight hundred and eighty-nine between Arch Leroy Clemons and Mary A. Clemons his wife of the County of Douglas and State of Kansas of the first part, and William T. Sinclair of Lawrence Kansas of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three 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: Beginning at the South East corner of the South East quarter of Section 16, Township 17 N. Range 15 E. thence running South twenty (20) rods, thence West Forty (40) rods, thence South twenty (20) rods, thence East Forty (40) rods to place of beginning, containing Three (3) acres more or less

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 and that they will warrant and defend the same in the quiet and peaceful possession of said second party, her 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 Three Hundred Dollars

according to the terms of One certain Mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part: due five years after date with interest after maturity or default, at the rate of Ten per cent per annum the interest from date to maturity being evidenced by coupons attached.

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, for 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 surplus, 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

C. E. Dallas

Arch Leroy Clemons (SEAL.)

Mary A. Clemons (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 6th day of November, A. D. 1889, before me, Chester E. Dallas, a Notary Public in and for said County and State, came Arch Leroy Clemons and Mary A. Clemons husband and 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 Dec 13 1890.

Recorded November 8th A. D. 1889, at 4:50 o'clock P. M.

Chester E. Dallas  
Notary Public.  
James Brooks  
Reg. Sec. of Deeds

In consideration of full payment of the within mortgage I hereby release the same this

24th day of October, 1895.

William T. Sinclair  
Notary Public