

This Indenture, Made this 25th day of November in the year of our Lord one thousand eight hundred and eighty-nine between Joseph E. Riggs and Annie E. Riggs his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and W. C. Beardsley of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Twelve 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: Land in the North West quarter of Section No. 31 Township No. 22 Range No. 20 described as Beginning at a point in the West line of Rhode Island Street 23 feet South of the North line of Adams Street, in the City of Lawrence, thence South 37 1/2 feet to the highway, thence West 200 feet, thence North 37 1/2 feet, thence East 200 feet to the beginning in 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 and that they will warrant and defend the same in the quiet and peaceable possession of the 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 Twelve 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 in five years from date, with interest after maturity or default at the rate of ten per cent per annum, the interest from date to maturity and default being evidenced by coupons attached to said note

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 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

Joseph E. Riggs (SEAL.)

Annie E. Riggs (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 25th day of November, A. D. 1889, before me, Wm. S. Sinclair, a Notary Public in and for said County and State, came Joseph E. Riggs and Annie E. Riggs 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 Sept 13, 1892. Wm. S. Sinclair Notary Public.

Recorded Nov 25 A. D. 1889, at 3 o'clock P. M.

James B. Brown
Register of Deeds.

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The following is intended as an original instrument.
 The notes herein described having been paid in full this mortgage is hereby
 released, and the lien thereby created discharged.
 Attest: No. Witness my hand, this 19th day of Feb. A.D. 1890.
W. C. Beardsley

For assignment see Mortgage Book 31 Page 43.