

This Indenture, Made this 7<sup>th</sup> day of December in the year of our Lord one thousand eight hundred and eighty nine between William G. Keys, an unmarried man, sole heir of Elizabeth and William Keys, deceased of Monett in the County of Barry and State of Missouri, of the first part, and W. C. Beardsley of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Five hundred and fifty DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has 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: Lots Nos. Twenty-three and Twenty-four in Block No. Five (5) of Jones First Addition to the City of Lawrence. Said first parties agree to maintain, during the existence of this loan, insurance on said premises to the amount of Five hundred Dollars for benefit of mortgage, or assigns

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said

William G. Keys do hereby covenant and agree that at the delivery hereof he 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 and that he 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 Five hundred and fifty Dollars

according to the terms of one certain mortgage note this day executed and delivered by the said William G. Keys 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 or 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 overplus, if any there be, shall be paid by the party making such sale on demand to the said William G. Keys, his heirs and assigns.

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

Signed and delivered in presence of

William G. Keys (SEAL.)  
by Eva C. Keys (SEAL.)  
his atty. in fact (SEAL.)  
(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 7<sup>th</sup> day of December, A. D. 1889, before me, Wm. D. Sinclair, a Notary Public in and for said County and State, came Eva C. Keys, attorney in fact for William G. Keys, an unmarried man 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 Sept 13 1892. Wm. D. Sinclair Notary Public.

Recorded Dec 7 A. D. 1889, at 4<sup>th</sup> o'clock P. M.

James Brooks  
Register of Deeds.

In consideration of full payment of the within mortgage I hereby release the same this 28<sup>th</sup> day of Sept, A.D. 1893 Wm. D. Sinclair

See Book 26 Page 215 for Assignment

In consideration of full payment of the within mortgage I hereby release the same this 28<sup>th</sup> day of Sept, A.D. 1893 Wm. D. Sinclair

Wm. D. Sinclair