

## MORTGAGE RECORD

This Indenture, Made this 27<sup>th</sup> day of August in the year of our Lord one thousand eight hundred and eighty seven between Caroline A. Brewer and A. P. Brewer her husband of Lawrence in the County of Douglas and State of Kansas of the first part, and Nathan Duncan of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Twenty Six hundred hundred and thirty nine <sup>24</sup> <sup>(2639.00)</sup> 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: Lots One and Fourteen (14) in Block No Twelve (12) of Babcocks Enlarged Addition to 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 owner s of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances

This grant is intended as a Mortgage to secure the payment of the sum of Twenty Six hundred and thirty nine <sup>24</sup> <sup>(2639.00)</sup> Dollars, to be paid in five years from August 1<sup>st</sup> 1887, with eight percent interest thereon from said date according to the terms of one certain promissory note this day executed and delivered by the said A. P. Brewer and Caroline A. Brewer to the said party 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 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

D. A. Alford

Caroline A. Brewer (SEAL.)

A. P. Brewer (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS.

County of Douglas } ss.

Do it Remembered, That on this 13<sup>d</sup> day of October, A. D. 1887, before me, D. A. Alford, a Notary Public in and for said County and State, came Caroline A. Brewer and A. P. Brewer her husband 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 188 8 10

Recorded 10 10 A. D. 1890, at 2 o'clock P. M.

D. A. Alford

Notary Public.

James Brooks  
Register of Deeds.

The following is indorsed on the original instrument  
\$2639.00 August 13<sup>th</sup> 1891 Received of Caroline A. Brewer and A. P. Brewer her husband the sum of twenty six hundred and thirty nine and 00/100 dollars in full  
paid in full of the mortgage of the within change  
Caroline A. Brewer  
A. P. Brewer  
Nathan Duncan  
Register of Deeds

The foregoing instrument is on record on original instrument  
the note secured by this mortgage having been paid in full  
the mortgage is hereby satisfied and discharged  
May 28<sup>th</sup> 1891  
James Brooks Register of Deeds