

MORTGAGE RECORD

P. F. Foley, Clerk of Court, Lawrence, Kas.

This Indenture, Made this 15th day of March in the year of our Lord one thousand eight hundred and eighty ninety between Frederick Mulsow and Mary J. Mulsow, his wife of Douglas in the County of Douglas and State of Kansas of the first part, and William F. 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 and seventy five 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: The East half of the North West quarter of Section No. Thirty five (35), in Township No. Fourteen (14) North, of Range No. Twenty (20) East of the 6th P. M.

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 second party, 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 Three hundred and seventy five Dollars according to the terms of the certain Mortgage note to the said party of the second part due in five years from date, with interest after maturity or default until paid at the rate of ten per cent per annum, the interest from date of maturity or default being secured 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 parties of the first part, their heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hand and seal the day and year first above written.

Signed and delivered in presence of
C. E. Dallas
Frederick Mulsow (SEAL.)
Mary J. Mulsow (SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 20 day of March, A. D. 1890, before me, Clayton A. Dallas, a Notary Public in and for said County and State, came Frederick Mulsow and Mary J. Mulsow, his 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 - 15 - 1890.
Recorded March - 25 - 1890, at 12 o'clock P. M.

Clayton A. Dallas Notary Public.
James Brooks Reg. Clerk of Deeds

The following is indented as the original instrument. The notes herein described having been paid in full. This mortgage is hereby acknowledged and the same is hereby discharged. As Witness my hand and seal this 20th day of March A. D. 1890.
Clayton A. Dallas
Assigned for Book 3 Page 508 Register of Deeds.

Recorded April 7th 1890.