

MORTGAGE RECORD

P. T. Foley, Blank Book Manufacturer, Lawrence, Kas.

This Indenture, Made this third day of April in the year of our Lord one thousand eight hundred and ninety between Mary Apitz and Charles Apitz her husband of Lawrence is the County of Douglas and State of Kansas of the first part, and Wm. S. Sinclair of Lawrence Kansas of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One Hundred and Fifty 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: Lot No. Fifty four (64), Fifty six (66) and Fifty eight (68) on Vermont Street 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 save a prior mortgage of Three Thousand Dollars to said William S. Sinclair 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 One Hundred and Fifty Dollars

according to the terms of 16 certain mortgage notes this day executed and delivered by the said parties of the first part to the said party of the second part: payable as follows: Fifty Dollars on the days of April and October in each year until said sum of One Hundred and Fifty Dollars is fully paid with interest at the rate of four per cent per annum.

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

Mary Apitz (SEAL.)

Charles Apitz (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas ss.

Be it Remembered, That on this 13 day of April, A. D. 1892, before me, D. L. Hoadley, a Notary Public in and for said County and State, came Mary Apitz and Charles Apitz 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 March 7 1892.

Recorded April 12 A. D. 1890, at 4³⁰ o'clock P. M.

Notary Public.

James Brooks
Register of Deeds.

In consideration of full payment of the within mortgage I hereby release the same this Monday of April 1892

In consideration of full payment of the within mortgage I hereby release the same this Monday of April 1892

Recorded March 13th 1892

The following is endorsed on the original instrument
Received of Mary Apitz and Charles Apitz
the within mortgage money of \$100.00 in full satisfaction of the
mortgage of \$1000.00 on the 13th day of April 1892.