

MORTGAGE RECORD

P. P. Foley, Notary Public, Manufacturer, Lawrence, Kas.

This Indenture, Made this tenth day of April in the year of our Lord one thousand eight hundred and eighty ninety between Carson Wicks and Sophronia M. Wicks his wife of Douglas in the County of Douglas and State of Kansas of the first part, and Wm. H. Sinclair of Lawrence, Kansas of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Forty 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. 16, hundred and eight (108) on New Hampshire Street in the City of Lawrence; Also the following: commencing at the North East corner of the North East quarter of Section No. 21, in Township No. 13, of Range No. 18, running thence West 160 rods thence North 77 rods thence East 80 rods thence North 6 rods thence East 80 rods thence North 83 rods to place of beginning, 80 acres.

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 \$800 to Deborah A. Albin and one of Eight Hundred Dollars to said William H. 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 to secure the payment of the sum of Forty Dollars

according to the terms of four 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: four Dollars on the tenth days of April and October in each year until said sum of Forty Dollars is fully paid with interest after maturity or default at the rate of ten 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
Carson Wicks (SEAL.)
Sophronia M. Wicks (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 28 day of April, A. D. 1890, before me, Joseph E. Riggs a Notary Public in and for said County and State, came Carson Wicks and Sophronia M. Wicks 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 March 6 1892. Joseph E. Riggs Notary Public.
Recorded April 28 A. D. 1890, at 3 o'clock P. M.

James Brooks
Reg. of Deeds