

MORTGAGE RECORD

P. C. Foley, Notary Public, Kansas

This Indenture, Made this third day of June in the year of our Lord one thousand eight hundred and eighty ninety, between Mrs. Lillie A. Brown widow and Fannie Brown single daughter being all the heirs at law of Thomas Brown deceased in the County of Douglas and State of Kansas of the first part, and William H. 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 Twenty 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 North East quarter of Section No. twenty five (25), in Township No. fourteen (14) South, of Range No. Eighteen (18) East of the 6th P. M., being the homestead of the said parties of the first part

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 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 One hundred and Twenty Dollars according to the terms of one certain mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part: due in three years from date with interest after maturity or default at the rate of ten per cent per annum the interest from date to maturity 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 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

Lillie A. Brown (SEAL.)
Fannie J. Brown (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 3rd day of June, A. D. 1892, before me, Wm. Meierhimer, a Notary Public in and for said County and State, came Mrs. Lillie A. Brown widow and Fannie J. Brown single 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 July 27 1893. Wm. Meierhimer Notary Public.
Recorded June 4 A. D. 1892, at 5 o'clock P. M.

James Brooke Reg. later of Deeds

The preceding instrument was recorded in my office on June 10, 1892 at 3 o'clock P.M. and is hereby acknowledged by the parties of the first part. In consideration of full payment of the within mortgage I hereby release the same this 10th day of June 1892. Wm. Meierhimer Notary Public. Recorded Sept. 10, 1892 at 3 o'clock P.M. James Brooke Registered Deeds Wm. Carman Deputy