

This Indenture, Made this 27th day of May in the year of our Lord one thousand eight hundred and eighty-nine between John Pierson and Louise A. Pierson, his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and William I. Sinclair of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of six hundred and twenty-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: Lot 11 in Block 14 of Lane Place Addition to the City of Lawrence, being the homestead of the said parties of the first part, who agree to maintain insurance on said premises during the continuance of this loan, to the amount of \$800, for benefit of mortgage or assigns

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 six hundred and twenty-five 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 five years from date, with interest after maturity or default at the rate of ten percent per annum, the interest from date to maturity or default being collected 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, hath hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

Witnesses
L. A. Wright

John Pierson (SEAL.)
Louise Pierson (SEAL.)
____ (SEAL.)
____ (SEAL.)

STATE OF KANSAS, } ss.

County of Douglas

Be it Remembered, That on this 27th day of May, A. D. 1890, before me, H. E. Benson, a Notary Public in and for said County and State, came John Pierson and Louise A. Pierson, 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 January 20 - 1891. H. E. Benson Notary Public.

Recorded June 16 - A. D. 1890, at 11 o'clock A-M.

James Brooks Register of Deeds.

(Assigned to B. B. & Co. 1890)

The following is endorsed on the original instrument:
The notes herein described having been paid in full, this mortgage is hereby released and the line hereby created discharged. As witnessed by me, J. E. Lawrence, Notary Public, Lawrence, Kansas, on the 17th day of Oct. 1890.

Recorded Oct. 18 1890.
Floyd E. Lawrence, Notary Public, Lawrence, Kansas.