

This Indenture, Made this first day of August in the year of our Lord one thousand eight hundred and eighty ninety between D. H. Robinson of Lawrence in the County of Douglas and State of Kansas of the first part, and Frank L. Sinclair, of same place of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Five Hundred and Ninety six DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, half 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 one (51) and the South half of Lot No Forty nine (49) on Ohio Street in the City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said

D. H. Robinson doth hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and that he 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 \$576, being part purchase money of above described premises

according to the terms of two certain mortgage notes this day executed and delivered by the said D. H. Robinson to the said party of the second part her for \$500, due on or before three months from date, and one for \$76, due on or before one year from date, with interest from date until paid at the rate of eight 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 her 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 her 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 party of the first part, his heirs and assigns.

In Witness Whereof, The said party of the first part, half hereunto set his hand and seal the day and year first above written.

Signed and delivered in presence of

D. H. Robinson (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS.

County of Douglas } s.

Be it Remembered, That on this 2^d day of August, A. D. 1890, before me, H. E. Benson, a Notary Public in and for said County and State, came D. H. Robinson

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 July 20th 1891.

Recorded Aug 7 A. D. 1890, at 9³⁰ o'clock A-M.

Notary Public.

James Brooks
Register of Deeds.

The following is endorsed on the original instrument
Be it further covenanted having been paid in full this mortgage is hereby released, and the lien thereby created is hereby discharged. This 25th day of July, A. D. 1891.
Frank L. Sinclair
Recorded in my office on the 25th day of July, A. D. 1891.
James Brooks, Register of Deeds.

The following is endorsed on the original instrument
The note herein described having been paid in full this mortgage is hereby released, and the lien thereby created is discharged. This 25th day of July, A. D. 1891.
James Brooks, Register of Deeds.