

This Indenture, Made this Eighth day of February in the year of our Lord, one thousand eight hundred and Ninety between George W. Martin an unmarried man of the City of Lawrence in the County of Douglas and State of Kansas, of the first part, and G. F. Sprague of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Three hundred Dollars, to him duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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: Lots Nos. Six (6), Seven (7) and Eight (8) in Block No. Two (2) Cranson's Sub-division of Block No. Fifteen (15) Babcock's Enlarged Addition to the City of Lawrence with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the First Part 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 against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Three hundred Dollars according to the terms of One certain promissory note this day executed by the said Party of the First Part to the said Party of the second part said note being given for the sum of Three hundred Dollars, dated 5th February, 1890 due and payable in three years from the date thereof, with interest thereon from the date thereof until paid according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached and as is herein after specified. And the said Party of the first part hereby agrees to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee in the sum of Two hundred and fifty Dollars in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs and insure the same at the expense of the party of the first part and the expense of such taxes and accruing penalties, interest and costs and insurance shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises and shall bear interest at the rate of twelve percent per annum. And in case of default in the payment of any interest coupon herein covenanted to be paid for the period of ten days after the same becomes due, or in default of performance of any covenant herein contained, the said

The following is introduced on the original instrument
#30462-
March - 1893 Received of George W. Martin the within named mortgage
the sum of Three hundred & four and 00/100 Dollars in full satisfaction of the within mortgage
Geo. F. Sprague
Recorded April 19th 1893
Miss Broth