

The following is indorsed on the original instrument
 #13000. Sample paid 13th September 1890 Received of S. H. Corse
 The sum of thirteen hundred and 00/100 dollars in full satisfaction of the within mortgage
 E. P. Baker

Recorded September 10th 1893
 Angus Brooke

This Indenture Made this Thirtieth day of August in the year of our Lord, one thousand eight hundred and ninety between Henry A. Richards Senior and Louisa Richards his wife, Henry A. Richards Junior and Florence A. Richards his wife Louisa M. White and Grace White both unmarried of Lawrence in the County of Douglas and State of Kansas, of the first part, and E. P. Baker of the second part:

Witnesseth That the said parties of the first part, in consideration of the sum of Thirteen hundred 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: Lots Numbered One (1) and Two (2) in Block Number Four (4) Lane's First Addition to the City of Lawrence in said County and State with 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 against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Thirteen hundred Dollars, according to the terms of one certain promissory note this day executed by the said Parties of the first part to the said party of the second part. Said note being given for the sum of Thirteen hundred Dollars, dated 13th August 1890 due and payable in Five 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 hereinafter specified. And the said parties of the first part hereby agree 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 Fifteen hundred Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties 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 ten per cent. per annum. But if default be made in such payments or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may