

The following is endorsed on the original instrument
for Value Received. The Kansas Building and Loan Assoc. formerly The Kansas National
Building and Loan Assoc. of Lawrence, Mo. hereby discharge this mortgage of record. By
Order of the Board of Directors. Witness this 15th May 1895

Thos. J. Sinclair Pres. K. B. & L. A.

A. L. Selig Secy

Recorded May 15th 1895

Wm. M. M. Co.

This Indenture, Made this 1st day of March in the year of our Lord one thousand eight hundred and ninety one between John J. Kunkel and Ellen E. Kunkel, his wife of the City of Lawrence County of Douglas and State of Kansas, of the first part and The Kansas National Building and Loan Association of Lawrence, Kansas, of the second part Witnesseth that the parties of the first part in consideration of the sum of Thirteen Hundred Dollars to them duly paid, have sold, and by these presents do grant and convey to the said party of the second part, and assigns all that tract or parcel of land situated in the County of Douglas and State of Kansas, and described as follows, to wit: Lot No One (1) and the North half of Lot No Two (2), in Block No. Fourteen (14) of One Place Addition to the City of Lawrence with the appurtenances and all the estate, title and interest of the 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 the said party of the second part, and assigns forever.

This Grant is intended as a Mortgage to secure the payment and the full performance of all the obligations and conditions of a certain Bond this is executed by the said parties of the first part to the said Kansas National Building and Loan Association, for the payment of \$1300 as therein provided; and upon the prompt performance of all said conditions of said bond by the parties signing the same, this conveyance shall be void. But if default be made in the performance of any of the conditions of said bond, or in the making of any payments therein provided when the same shall be due; or if the taxes and assessments of every nature which are assessed or levied against said premises are not paid at the time when the same are by law made due and payable, then upon the happening of any said failure the whole of said sum of \$1300, together with such fines and penalties as shall accrue under the by-laws of said Association, shall immediately become due and payable, and it shall be lawful for the said party of the second part, or 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 or assigns; and out of the money arising from such sale, to retain the amount of said bond, to wit: \$1300, less only the amount of dues paid as principal upon said bond, together with the cost and charges of making such sale; 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.