

JOURNAL, CO., LAWRENCE, KAN.

This Indenture, Made this fourteenth day of November in the year of our Lord one thousand eight hundred and ninety between Clin Semplin & Lena A Semplin his wife, William C. Stevens & Ada P. Stevens his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Martha Robinson of Worcester Co. Mass. of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Six Hundred (\$600.00) 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 her 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: The south half of lot number two (2), the south half (1/2) of lot number eleven (11), the north four tenths (4/10) of lot number four (4), the north four tenths (4/10) of lot number nine (9), all of lot number three (3), and all of lot number ten (10) in block number two (2) in Cread Addition to the city of Lawrence, Douglas County, Kansas.

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, at the delivery hereof, that they are the lawful owners of the premises above granted, and seized of a good and indefeasible state of inheritance therein free and clear of all incumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of Six Hundred Dollars and interest according to the terms of one certain coupon note this day executed and delivered by the said Clin Semplin and William C. Stevens to the said party of the second part:

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 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, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

Lena A. Semplin (SEAL.)  
Clin Semplin (SEAL.)  
Ada P. Stevens (SEAL.)  
Wm C. Stevens (SEAL.)

STATE OF KANSAS, }  
 County of Douglas } ss.

Be it Remembered, That on this 15<sup>th</sup> day of November, A. D. 1890, before me Charles Chadwick, a Notary Public in and for said County and State, came Clin Semplin and Lena A. his wife, William C. Stevens and Ada P. his wife who are 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 Sept 6 - 1891 Chas Chadwick Notary Public.  
 Recorded Nov 17 A. D. 1890, at 2<sup>30</sup> o'clock P-M. Douglas Co.

James Brooks Register of Deeds

The following is endorsed on the original instrument  
 On consideration of full payment of the within mortgage  
 I hereby release the same this 16th day of May 1891  
Martha Robinson

By her attorney in fact  
C. Robinson

Recorded May 21st 1891  
James Brooks  
 Register of Deeds

