

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 25th day of November in the year of our Lord one, thousand eight hundred and ninety between Martha A. Dade, a widow, and Eliza Brigham Dade, by her Guardian Martha A. Dade of Lawrence in the County of Douglas and State of Kansas of the first part, and William S. Sinclair, of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three Thousand 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: commencing at the North East corner of Lot No. 11 in Block No. 11 of Babcock's Addition to the City of Lawrence, running thence West 64 1/2 feet, more or less to the West line of said Addition, thence South 33 feet, thence East 64 1/2 feet, more or less to the West line of Lawrence Street, thence North 33 feet to the place of beginning, being the homestead of the said parties of the first part, who agree to maintain insurance for amount of \$3500 on the building thereon, for the benefit of said second party, his heirs or assigns, during the existence of this loan,

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 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, and that they will warrant and defend the same in the quiet and peaceable possession of said second part, 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

Three Thousand Dollars according to the terms of one certain mortgage note this day executed and delivered by the said parties of the first part, to the said party of the second part, due in five years from date, with interest from maturity, or default until paid, at the rate of ten per cent per annum, the interest from date to maturity or default being evidenced by coupons attached to said note.

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 his 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 his 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

Hugh Blair Martha A. Dade, Eliza B. Dade (SEAL.)
By her Guardian Martha A. Dade (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 29th day of November, A. D. 1890, before me Hugh Blair, a Notary Public in and for said County and State, came Martha A. Dade, a widow, and Martha A. Dade as Guardian of Eliza Brigham Dade 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 25th Decr - 1893 Hugh Blair Notary Public.
Recorded Dec - 1 A. D. 1890, at 5 o'clock P - M.

James Brooks Register of Deeds

The following is endorsed on the original instrument -
The notes herein described having been paid in full, this mortgage is hereby released, and the land thereby created discharged. Witness my hand, this 18th day of November, A.D. 1897. W. C. Beardsley

Attest: C. S. Hughes

Recorded Nov. 27 - 1901 -
By J. B. Sopman,
Register of Deeds,
By Billie B. Sopman,
Deputy.
(Assigned See Book 31 Page 590)

