

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 20th day of January in the year of our Lord one thousand eight hundred and ninety one between Jennette Walker, a widow 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 party of the first part in consideration of the sum of Five Hundred DOLLARS, to her 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: Lot No One Hundred and Sixty six (166) on Vermont Street in the City of Lawrence.

Jennette Walker hereby agrees to maintain insurance to amount of \$500, on the building upon above described lot, during existence of this loan, for benefit of said party of the second part, his heirs or assigns.

with all 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 the delivery hereof she 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 she will warrant and defend the same in the quiet and peaceable possession of said second party, 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 Five Hundred Dollars, being for part purchase money of above described premises according to the terms of one certain mortgage note this day executed and delivered by the said party 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 percent 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 Jennette Walker, her heirs and assigns.

In Witness Whereof, The said party of the first part, hath hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

Hugh BlairJennette Walker

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 23 day of January, A. D. 1891, before me Hugh Blair, a Notary Public in and for said County and State, came Jennette Walker, a widow,

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 25 Dec 1893Hugh Blair

Notary Public

Recorded Jan 26 A. D. 1891, at 3 o'clock P M.James Brooks

Register of Deeds

*The following is enclosed one the original instrument
The note herein described having been paid in full. This mortgage
is hereby released, and the lien thereby created discharged.
Attest: As Witness my hand, this 29th day of December, A. D. 1894
Hugh Blair
Recorded December 31st 1894
James Brooks
Register of Deeds*

The following is enclosed on the original instrument