

JOURNAL CO. LAWRENCE, KAN.

This Indenture, Made this 23<sup>d</sup> day of May in the year of our Lord one thousand eight hundred and ninety one between Mary E. Wilder, a widow of Lawrence in the County of Douglas and State of Kansas of the first part, and Arthur Woodcock, of Chicago, Illinois of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Fourteen hundred and fifty DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has 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: Lots Nos One Hundred and Eighty Six (186) and One Hundred and Eighty Eight (188), both on Ohio Street, in the City of Lawrence

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 at 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 party of the 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 Fourteen hundred and fifty Dollars being part purchase money of above described premises according to the terms of two certain mortgage notes this day executed and delivered by the said Mary E. Wilder to the said party of the second part: for the sum of \$725 each due respectively, on or before one year, and on or before two years from date, with interest from date to maturity at the rate of seven percent per annum, payable annually and interest after maturity at the rate of ten percent per annum, until fully paid. 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 and 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 Mary E. Wilder, her heirs and assigns.

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

Signed and delivered in presence of

Mary E. Wilder (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF KANSAS, }  
County of Douglas } ss.

Be it Remembered, That on this 23<sup>d</sup> day of May, A. D. 1891, before me L. A. Wight, a Notary Public in and for said County and State, came Mary E. Wilder, a widow

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 April 21—1895 L. A. Wight Notary Public.  
Recorded May 23 A. D. 1891, at 6 o'clock 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 lien thereby created discharged.  
Attest My hand and the 27<sup>th</sup> day of June, A. D. 1892  
Arthur Woodcock*

*Recorded July 23<sup>rd</sup> 1892  
James Brooks  
Register of Deeds*

