

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 21<sup>st</sup> day of Feb in the year of our Lord one thousand eight hundred and ninety one between Lucinda M. Kern and Josiah Kern her husband of Baldwin in the County of Douglas and State of Kans. of the first part, and Wilson H. Webster of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three hundred and fifty four 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: Lots Nos One hundred and five (105) and One hundred and seven (107) on Greasy Street in Baldwin City according to the Recorded Plat thereof

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Lucinda M. Kern and husband do hereby covenant and agree <sup>that</sup> 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

This grant is intended as a Mortgage to secure the payment of the sum of Three hundred and fifty four Dollars (\$354.00) according to the terms of one certain promissory note this day executed and delivered by the said Lucinda M. Kern and husband & others to the said party of the second part: of even date herewith dated Feb. 24, 1891 due and payable in six months from date with interest at ten per cent per annum from maturity

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 Lucinda M. Kern, husband or 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

C. E. Dallas

Lucinda M. Kern (SEAL)

J. Kern (SEAL)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 5<sup>th</sup> day of Mar, A. D. 1891, before me C. E. Dallas, a Notary Public in and for said County and State, came Lucinda M. Kern and Josiah Kern husband and wife 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 Dec - 16 - 1894

C. E. Dallas Notary Public.

Recorded June - 1 - 1891, at 5<sup>30</sup> o'clock P M.

James Brooks Register of Deeds

The following is endorsed on original instrument.  
The Note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created discharged.

As Witness my hand, this 23rd day of Aug. A.D. 1892.

C. E. Dallas

Recorded Aug 24, 1892 at 11 o'clock A.M. James Brooks Register of Deeds

H. W. Carman Deputy

Wilson H. Webster