

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 27th day of July in the year of our Lord one thousand eight hundred and ninety one between Ephraim Bringle and Elizabeth Bringle, his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and William D. Sinclair, of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One Hundred 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 a point 40 Rods South of a point 40 Rods East of the North West corner of the South West fractional quarter of Section No. Twenty nine (29) in Township No. Twelve (12) South of Range No. Twenty (20) East of the 6th P.M. running thence West 1 Rod, thence North 13 Rods 6 feet and 6 inches, thence East 1 Rod, thence South 13 Rods 6 feet and 6 inches to place of beginning, containing $\frac{3}{4}$ of an acre, plus the following Commencing 38 Rods East and 21 Rods and 7 feet South of the North West corner of the North West quarter of the South West fractional quarter of Section No. Twenty nine (29) in Township No. Twelve (12) South of Range No. Twenty (20) East of the 6th P.M. thence running East 1 Rod, thence South 85 feet, thence West 10 Rods, thence North 25 feet to place of beginning, All of above described land being in that part of the City of Lawrence formerly known as North Lawrence 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, ^{that} at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate 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 party of the second part, his heirs and assigns forever, against all lawful claims.

This grant is intended as a Mortgage to secure the payment of the sum of One Hundred 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 one year from date, with interest from date to maturity or default, as evidenced by coupons attached to said note, and interest after maturity or default, until fully paid, at the rate of ten percent per annum.

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

L. A. Wight

Ephraim Bringle (SEAL.)
Elizabeth Bringle (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF KANSAS, } SS.
 County of Douglas

Be it Remembered, That on this 27th day of July, A. D. 1891, before me L. A. Wight, a Notary Public in and for said County and State, came Ephraim Bringle and Elizabeth Bringle, his wife to me personally 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 April 21 - 1890 L. A. Wight Notary Public.

Recorded July - 27 A. D. 1891, at 11 o'clock A. M.
James Brooke Register of Deeds

In consideration of full payment of the within mortgage I hereby release the same this 30th day of Sept 1891 - Wm Sinclair

