

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 23 day of July in the year of our Lord one thousand eight hundred and ninety one between The Eidemiller Ice Company by its President & Secretary of Lawrence in the County of Douglas and State of Kansas of the first part, and C. P. Grosvenor of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of three hundred and sixty five DOLLARS, to it duly paid, the receipt of which is hereby acknowledged, has 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: All of Reserve Number two in the City of Lawrence except the following Commence at the North West corner of said Reserve thence running about One hundred and twenty four (124) feet thence about 43 1/2 degrees East Twenty Two and one half feet (22 1/2 feet) thence North 64 degrees 51' Ninety five (95) feet thence North Ninety six and one half (96 1/2) feet thence East One hundred feet (100 feet) to beginning also see the following Begin at the Southeast corner of said Reserve on the West side of Chicago Street thence North Fifty (50) feet thence West One hundred (100) feet thence South Fifty (50) feet thence East One hundred feet to beginning also see the Right of Way as taken and used by the Lawrence and Topeka Railroad Company and the estate, title and interest of the said party of the first part therein. And the said Eidemiller Ice Company do hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefeasible state of inheritance therein free and clear of all incumbrances except a mortgage for \$4000 prior hereto

This grant is intended as a Mortgage to secure the payment of the sum of three hundred and sixty five dollars and interest thereon according to the terms of One certain Note this day executed and delivered by the said Eidemiller Ice Company to the said party of the second part:

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, appraisal 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 Eidemiller Ice Company its successors heirs and assigns.

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

Signed and Delivered in presence of

Eidemiller Ice Company by (SEAL.)  
Edw Russell President (SEAL.)  
M. R. Eidemiller Secy (SEAL.)  
 (SEAL.)

STATE OF KANSAS, } ss.  
Douglas County

Be it Remembered, That on this 25 day of July, A. D. 1891, before me Geo A. Banks, a Notary Public in and for said County and State, came Edward Russell President and M. R. Eidemiller Secretary of The Eidemiller Ice Company to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same, as the act and for said Eidemiller Ice Company

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 - 12 - 1892 Geo A. Banks Notary Public.

Recorded Aug - 4 - A. D. 1891, at 2 48 o'clock P - M.

James Brooke

Register of Deeds