

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 11th day of August in the year of our Lord one thousand eight hundred and ninety one between Eunice A. Rose and Alexander Rose, her husband of Douglas in the County of Douglas and State of Kansas of the first part, and Wm. S. Sinclair, of Lawrence, Kansas, of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Twenty seven and fifty hundredths 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: The East half of the West half of the South East quarter of Section No Nine (9), in Township No Twelve (12) South of Range No Nineteen (19) East of the 6th P.M., less rail-road right of way.

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, save a prior mortgage of Five hundred and fifty Dollars to said William S. Sinclair and that they will warrant and defend the same in the quiet and peaceable possession of the 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 Twenty seven and fifty hundredths Dollars according to the terms of 10 certain mortgage notes this day executed and delivered by the said parties of the first part to the said party of the second part: payable as follows: two and 25/100 Dollars on the 14th day of February and August in each year until said sum of twenty seven and 50/100 Dollars is fully paid with interest at maturity or default 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, 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 parties of the first part, their heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hand and seals the day and year first above written.

Signed and delivered in presence of

Eunice A. Rose (SEAL.)

Alexander Rose (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 11th day of August, A. D. 1891, before me L. A. Wright, a Notary Public in and for said County and State, came Eunice A. Rose and Alexander Rose, her husband 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, 1895 L. A. Wright Notary Public.

Recorded Aug 14 A. D. 1891, at 4²⁰ o'clock P. M.

James Brooks Register of Deeds

The following is indorsed on Original instrument.
In consideration of full payment of the within mortgage,
I hereby release the same this 4th day of Oct 1895.
Wm. S. Sinclair.
Recorded Feb 1, 1896.
James Brooks
Register of Deeds
by Fred Brooks Deputy