

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this second day of September in the year of our Lord one thousand eight hundred and ninety one between Clara H. Smithmeyer and F. H. Smithmeyer, her husband of Lawrence in the County of Douglas and State of Kansas of the first part, and Theodore Becker, of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One Thousand 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 and Two in Block No Eight (8) of James First Addition to the City of 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 hereby covenant and agree, that at the delivery hereof they are the lawful owners of the premises above granted, and seized in good and indefeasible state 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 second party, 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 One thousand 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 on demand, with interest from date until paid, at the rate of six percent per annum, payable semi-annually.

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

Clara H. Smithmeyer (SEAL.)
F. H. Smithmeyer (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 3^d day of September, A. D. 1891, before me L. A. Wight, a Notary Public in and for said County and State, came Clara H. Smithmeyer and F. H. Smithmeyer, 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. Wight Notary Public.
Recorded Oct 5 A. D. 1891, at 1⁰ o'clock P 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 is changed as witnesses my hand this 19th day of March A.D. 1898
Theodore Becker*

*Attest: Geo. W. Kitchell
Chas. B. G. G. G.*

Recorded March 19, 1898.

