

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 10th day of June in the year of our Lord one thousand eight hundred and ninety one between John E. Carson and Mary E. Carson his wife of Albuquerque in the County of Bernalillo and State of New Mexico 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 One hundred and Ninety (\$190) 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 West half of the South West quarter of Section No. Fourteen (14), in Township No. Twelve (12) South, of Range No. Nineteen (19) East of the 6th P.M., containing eighty acres of land, more or less,

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, 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 save a prior mortgage of Ninety ten hundred Dollars to said William S. Sinclair and that they will warrant to 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

One hundred and Ninety Dollars according to the terms of ten 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: Ninety Dollars on the tenth day of June and December in each year until said sum of One hundred and Ninety Dollars is fully paid with interest after 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, 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 hand and seals the day and year first above written.

Signed and delivered in presence of

John E. Carson (SEAL.)
Mary E. Carson (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF KANSAS, } SS.
 County of Douglas

Be it Remembered, That on this 10th day of June, A. D. 1891, before me L. A. Wright a Notary Public in and for said County and State, came John E. Carson and Mary E. Carson 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 - 1895 L. A. Wright Notary Public.
 Recorded Dec - 8 - A. D. 1891, at 3 - 45 o'clock P. M.

James B. Boole
 Register of Deeds

*This Mortgage is endorsed on the original instrument
 in consideration of full payment of the mortgage mortgage
 I hereby release the same this 30th day of Aug. 1891
 Wm. S. Sinclair
 for L. A. Wright - Agt -*

Recorded August 30th 1891

