

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 10th day of February in the year of our Lord one thousand eight hundred and ninety-two between William T Sinclair, widower of Laurence, Kansas and Mary J Smith, single of Little Rock in the County of Pulaski and State of Arkansas of the first part, and H. C. Beardsley of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Five 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 No. Twelve (12), Fourteen (14), Sixteen (16), Eighteen (18), and Twenty (20), all on Pinekey Street in the City of Lawrence. First parties agree to maintain \$5000. insurance upon the buildings now on said lots, for the benefit of Mortgage or assigns, during the existence of this loan.

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, <sup>that</sup> 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

This grant is intended as a Mortgage to secure the payment of the sum of Five Thousand dollars according to the terms of one certain mortgage note this day executed and delivered by the said William T Sinclair to the said party of the second part: due in five years from date with interest from date to maturity as evidenced by coupons attached to said note and interest after maturity or default at rate of 10% per annum until fully paid 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

Wm T Sinclair (SEAL)  
Mary J Smith (SEAL)  
by Wm T Sinclair (SEAL)  
her Attorney in fact (SEAL)

STATE OF KANSAS, } ss.  
County of Douglas

Be it Remembered, That on this 10th day of February, A. D. 1892, before me L A Hight, a Notary Public in and for said County and State, came William T Sinclair a widower for himself and as Attorney in fact for Mary J Smith an unmarried woman to me personally known to be the same person - 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

Recorded February 10th A. D. 1892, at 12:30 o'clock P. M.

James Brooks  
Register of Deeds

The following is indexed on the original instrument  
#5000.00  
Recorded N. W. Aug 17th 1900.  
Received of Wm T Sinclair the within named Mortgage the sum of Five Thousand Dollars in full satisfaction of the within Mortgage.  
H. C. Beardsley executor of the estate of Wm T Sinclair dec  
Recorded Aug 17th 1900.  
J. W. Sweeney Register of Deeds.  
(For partial release see Book 3 Page 247)

