

JOURNAL CO. LAWRENCE, KAN.

This Indenture, Made this 19th day of February in the year of our Lord one thousand eight hundred and ninety two between Frances W. McLee, widow of Lawrence in the County of Douglas and State of Kansas of the first part, and William S. Sinclair, of same place of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Two Hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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 North Six (6) feet of Lot No. Seven (7), and all of Lot No. Eight (8), in Addition to Six (6) in that part of the City of Lawrence formerly known as North Lawrence, being the homestead of the said party of the first part, who agrees to maintain \$300 in substance upon the said property now or said lots for benefit of second party or assigns during the continuance of this loan.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part doth hereby covenant and agree, that the delivery hereof to her the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and that she will warrant and defend same in the quiet and peaceable possession of said party of the first 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 Two Hundred Dollars according to the terms of one certain Mortgage note this day executed and delivered by the said party of the first part to the said party of the second part his due, in years from date, with interest to maturity or default, as evidenced by coupons attached to said note, and interest after maturity or default, until fully paid, at rate of 10% 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 party of the first part her heirs and assigns.

In Witness Whereof, The said party of the first part, hath hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

Frances W. McLee (SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 19th day of February, A. D. 1892, before me L. A. Wight, a Notary Public in and for said County and State, came Frances W. McLee, a widow,

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 L. A. Wight Notary Public.
Recorded Feb 19 A. D. 1892, at 2 o'clock P— M.

James Brooks Register of Deeds

The following is recorded on Original Instrument
In consideration of full payment of the within mortgage
I hereby release the same this 29 day of April 1897
Wm. S. Sinclair

Recorded April 30, 1897
J. C. Brooks
Dep. Reg. of Deeds

