

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this first day of February in the year of our Lord one thousand, eight hundred and ninety two between Julius Beermann and Betti Beermann his wife 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 parties of the first part in consideration of the sum of Four Hundred 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 North half of Lot No Eighty nine (89) on Massachusetts Street, in the City of Lawrence, subject to prior mortgage of \$100.00 to said William S. Sinclair

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 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, as was above noted and that they will warrant and defend same in the quiet and peaceable possession of said 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 Four Hundred 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 his due in one year from date, with interest from date to maturity or default, as evidenced by coupons attached to said note, and interest after maturity or default until fully paid, at the rate of ten per cent 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 hands and seals the day and year first above written.

Signed and delivered in presence of Julius Beermann (SEAL.)
Betti Beermann (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 27th day of February, A. D. 1892, before me L. A. Wight, a Notary Public in and for said County and State, came Julius Beermann and Betti Beermann 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. Wight Notary Public.
Recorded March 1 A. D. 1892, at 2 o'clock P. M.

James Brooks Register of Deeds

The following is introduced as the original instrument in consideration of full payment of the within mortgage I hereby release the same this 27th day of April 1892
Wm. S. Sinclair
for L. A. Wight
Recorder April 28 1893
James Brooks

