JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 15th day of March in the year of our Lord one thousand eight hundred and ninety two between John Hegler and Millie Hegler his wife of Secompton in the County of Douglas and State of Kansas of the first part, and William T. Sinclair of Savonna Kansas of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three 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: Lots Nos Twelve (12), Thirteen (13) and Fourteen (14); in Block No. Fourteen (14), in the City of Secompton,

Said parties of the first part hereby agree to maintain $300 insurance upon the house now on said Lots, for benefit of mortgagee and 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 that at 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 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 Three Hundred Dollars according to the terms of three certain Mortgage notes this day executed and delivered by the said parties of the first part to the said party of the second part: for the sum of One Hundred Dollars Each, due respectively in one, two and three years from date with interest from date to maturity or default, as evidenced by coupons attached to said notes, 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, appraisement hereby waived or not at the option of the party of the second part his executors, administrators or assigns; and out of all the 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

S. W. Bonebrake

John his mark X Hegler (SEAL.)

Millie her mark X Hegler (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } SS.
County of Douglas

Be it Remembered, That on this 15 day of March, A. D. 1892 before me J. H. Bonebrace, a Notary Public in and for said County and State, came John Hegler and Millie Hegler his wife to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

(S.)

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 Jan - 4th - 1896 J. H. Bonebrace *Notary Public.*

Recorded March 16 A. D. 1892, at 2 10 o'clock P. M.

James Brooks *Register of Deeds*

The foregoing is a true copy of the original instrument
In consideration of full payment of the within mortgage
I hereby release the same this
21 day of Feb 1895
Mr. T. Sinclair
Recorded April 5. 1895 at 2 o'clock P.M. James Brooks Register of Deeds
H. O. Carmichael Deputy