

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 6<sup>th</sup> day of April in the year of our Lord one thousand eight hundred and ninety two between Frank Trauger and Lida Trauger, his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and The Theodore Becker Mercantile Company, of same place. of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of seven 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 and its 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: Lot No Eighty-two (82) on Olive Street, in the City of Lawrence First parties agree to maintain an insurance upon the barn more on said lot, policy made payable, in case of loss, to second party, until the loan is fully paid

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, and that they will warrant and defend the same in the quiet and peaceable possession of said second party, and its assigns forever, against all persons lawfully claiming the same.

This grant is intended as a Mortgage to secure the payment of the sum of seven hundred Dollars, being for purchase money of above described premises according to the terms of an certain mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part: due in eight years from date, with interest from date to maturity, or default in payment of interest at the rate of six per cent per annum, and interest after maturity, or default, until fully paid, at the rate of ten per cent per annum interest payable annually. 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 and its 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 and its 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

Frank Trauger (SEAL)  
Lida L. Trauger (SEAL)  
 (SEAL)  
 (SEAL)

STATE OF KANSAS, } ss.  
 County of Douglas

Be it Remembered, That on this 5<sup>th</sup> day of April, A. D. 1892, before me L. S. Wright, a Notary Public in and for said County and State, came Frank Trauger and Lida Trauger 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. S. Wright Notary Public.  
 Recorded April 5 A. D. 1892, at 3 o'clock P M.

James Brooks Register of Deeds

(For assignment see Book 29 Page 56)