

This Indenture, Made this 12th day of April in the year of our Lord one thousand eight hundred and ninety five between Arthur L. Goudy and Vita M. Goudy, his wife of the City of Lawrence County of Douglas and State of Kansas, of the first part, and THE KANSAS NATIONAL BUILDING AND LOAN ASSOCIATION of Lawrence, Kansas, of the second part,

Witnesseth, That the parties of the first part, in consideration of the sum of One Thousand DOLLARS, to them duly paid, have sold, and by these presents do grant and convey to the said party of the second part, and assigns, all that tract or parcel of land situated in the County of Douglas and State of Kansas, and described as follows, to wit:

Lot One Hundred Ninety-five (195) and the East Twenty (20) feet of Lot One Hundred Ninety-three (193) in Block Eleven (11) in that part of the City of Lawrence formerly known as North Lawrence. Also six acres lying in the South East corner of the South East quarter of Sec. Fifteen (15) Town Fifteen (15) Range Fourteen (14) East, in Osage Co., Kansas, and described as follows: Beg. at the S. E. Corner of Sec. 15, Town 15, Range 14, running N. 30 rods; E. 30 rods; S. 30 rods to Sec. line, thence E. 30 rods to the place of beginning, containing six acres, more or less.

with the appurtenances and all the estate, title and interest of the 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 the said party of the second part, and assigns forever.

THIS GRANT is intended as a Mortgage to secure the payment and the full performance of all the obligations and conditions of a certain Bond this day executed by the said parties of the first part.

to the said KANSAS NATIONAL BUILDING AND LOAN ASSOCIATION, for the payment of \$1000, as therein provided; and upon the prompt performance of all said conditions of said bond by the parties signing the same, this conveyance shall be void. But if default be made in the performance of any of the conditions of said bond, or in the making of any payments therein provided when the same shall be due; or if the taxes and assessments of every nature which are assessed or levied against said premises are not paid at the time when the same are by law made due and payable, then upon the happening of any said failures, the whole of said sum of \$1000, together with such fines and penalties as shall accrue under the by-laws of said Association, shall immediately become due and payable, and it shall be lawful for the said party of the second part, or 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 or assigns; and out of the moneys arising from such sale, to retain the amount of said bond, to wit: \$1000, less only the amount of dues paid as principal upon said bond, together with the cost and charges of making such sale; 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.

The parties of the first part hereby agree to maintain insurance to the amount of \$1000, on said property, as provided in the by-laws of said Association.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year above written.

Arthur L. Goudy [L. S.]

Vita M. Goudy [L. S.]

[L. S.]

[L. S.]

State of Kansas Douglas **County, ss.**

On this 13th day of April A. D. 1895 before me,

a Notary Public, in and for said County, personally came Arthur L. Goudy and Vita M. Goudy his wife

to me personally known to be the identical persons described in, and who executed the foregoing conveyance as grantor and duly acknowledged the execution of the same.

In Testimony whereof, I have hereunto subscribed my name and affixed my official seal, on the day and year last above written.

My commission expires Dec 1 1896

Louis F. Selig Notary Public.

Recorded April 19th A. D. 1895, at 11 o'clock A. M.

James Brooks Register of Deeds.

Particulars of this case are in Part 2 of Page 4051