

This Indenture, Made this 15th day of July in the year of
our Lord one thousand eight hundred and ninety five between

J. B. Nicholson (unmarried)
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 said party of the first part, in consideration of the sum of _____ DOLLARS,
Fifteen Hundred (1500)

to him duly paid, has 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 No. One Hundred Twenty Two (122) and the North half of Lot No. One Hundred
Twenty Four (124) on this tract all in the City of Lawrence

with the appurtenances and all the estate, title and interest of the party of the first part therein; and the said
party of the first part do hereby covenant and agree that at the delivery hereof
he is 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 he 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

party of the first part
to the said KANSAS NATIONAL BUILDING AND LOAN ASSOCIATION, for the payment of \$1500 as therein
provided; and upon the prompt performance of all said conditions of said bond by the party 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 \$1500, 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: \$1500, 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
party of the first part, his heirs and assigns.

The party of the first part hereby agrees to maintain insurance to the amount of \$9000 on said property,
as provided in the by-laws of said Association.

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

Jno B. Nicholson [L. S.]

[L. S.]

[L. S.]

[L. S.]

State of Kansas Douglas County, ss.

On this 15th day of July A. D. 1895 before me,
a Notary Public in and for said County,
personally came J. B. Nicholson (unmarried)

to me personally known to be the identical person 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 1st 1896

Louis F. Delig Notary Public.

Recorded July 15 A. D. 1895, at 11 o'clock A. M.

James Brooks
Register of Deeds.

(THIS INSTRUMENT IS RECORDED ON THE ORIGINAL INSTRUMENT.)

It is certified that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County of Douglas, State of Kansas, this 12th day of December 1895.

Notary Public.

1895

Recorded through 15th 1895

James Brooks
Register of Deeds