

**This Indenture**, Made this 20<sup>th</sup> day of August in the year of our Lord one thousand eight hundred and Ministry Time between Peter J. Lugin and Jakobina Lugin 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 said part 1st of the first part, in consideration of the sum of Four Hundred (\$400<sup>00</sup>) 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: Lots Numbers One Hundred Sixty, Two (162), One Hundred Sixty, Four (164) and One Hundred Sixty, Six (166), Mississippi Street in the City of Lawrence, less a strip of land 16 feet wide off the South Side of said Lot Number One Hundred Sixty Six (166)

with the appurtenances and all the estate, title and interest of the part 1st 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 \$400<sup>00</sup> as therein provided; and upon the prompt performance of all said conditions of said bond by the part 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 \$400<sup>00</sup>, 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: \$400<sup>00</sup>, 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 heirs and assigns.

The part 1st of the first part hereby agree to maintain insurance to the amount of \$600<sup>00</sup> on said property, as provided in the by-laws of said Association.

In Witness Whereof, The said part 1st of the first part have hereunto set their hands and seal the day and year above written.

Witness to mark  
Louis F. Selig

Peter J. Lugin [L. S.]

Jakobina Lugin [L. S.]

[L. S.]

[L. S.]

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

On this 20<sup>th</sup> day of August A. D. 1895 before me,

a Notary Public in and for said County, personally came Peter J. Lugin and Jakobina Lugin his wife

to me personally known to be the identical persons described in, and who executed the foregoing conveyance as grantors, 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 December 1 - 1896 Louis F. Selig Notary Public,

Recorded Aug 21 A. D. 1895, at 4<sup>10</sup> o'clock P M.

James Brooks Register of Deeds.

(THE FOLLOWING IS INCORPORATED IN THE ORIGINAL INSTRUMENT.)

Notary Public for the State of Kansas, in and for the County of Douglas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of said County.

Witness my hand and seal this 15<sup>th</sup> day of August 1895 at Lawrence, Kansas.

A. L. Selig, Notary Public.

Witness my hand and seal this 15<sup>th</sup> day of August 1895 at Lawrence, Kansas.

Witness my hand and seal this 15<sup>th</sup> day of August 1895 at Lawrence, Kansas.

Witness my hand and seal this 15<sup>th</sup> day of August 1895 at Lawrence, Kansas.