

This Indenture, Made this 9th day of December in the year of our Lord one thousand eight hundred and ninety five between Albin Weber, a widower,

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} said part if of the first part, in consideration of the sum of Six hundred DOLLARS,

to him duly paid, ha he sold, and by these presents do he 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 Twenty-two (22) on Connecticut Street in the City of Lawrence, being the homestead of the said party of the first part,

with the appurtenances and all the estate, title and interest of the part if of the first part therein; and the said party of the first part do he 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 \$600.00 as therein provided; and upon the prompt performance of all said conditions of said bond by the part if 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 \$600.00 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: \$600.00, 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 part if making such sale, on demand, to the said party of the first part, his heirs and assigns.

The part if of the first part hereby agree to to maintain insurance to the amount of \$700.00 on said property, as provided in the by-laws of said Association.

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

Albin Weber [L. S.]

[L. S.]

[L. S.]

[L. S.]

State of Kansas Douglas County, ss.

On this 10th day of December A. D. 1895 before me, a Notary Public in and for said County, personally came Albin Weber, a widower.

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 December-1 1896

Notary Public.

Recorded—December-10 A. D. 1895, at 45 o'clock P. M.

James Brooks
Register of Deeds.

THIS COVENANT IS SUBJECT TO THE ORIGINAL INSTRUMENTS. In case of default of the within party, the Kansas National Building and Loan Association, of Lawrence, Kansas, shall have the right to foreclose its mortgage.

Albin Weber, Notary Public, Lawrence, Kansas.

Recorded March 30, 1899.