

This Indenture, Made this 20th day of December in the year of our Lord one thousand eight hundred and ninety five between Lucy Hobbs Taylor, a widow

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 part of of the first part, in consideration of the sum of Fifteen Hundred

DOLLARS,

to her duly paid, ha th sold, and by these presents do th 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 Forty-nine (49) on Vermont Street, in the City of Lawrence

with the appurtenances and all the estate, title and interest of the part of of the first part therein; and the said party of the first part do th hereby covenant and agree that at the delivery hereof she 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 she 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 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 \$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 part of making such sale, on demand, to the said party of the first part heirs and assigns.

The part of of the first part hereby agree to to maintain insurance to the amount of \$2000. on said property, as provided in the by-laws of said Association.

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

Lucy Hobbs Taylor [L. S.]

[L. S.]

[L. S.]

[L. S.]

State of Kansas Douglas County, ss.

On this 20th day of December A. D. 1895 before me, Louis F. Selig a Notary Public in and for said County, personally came Lucy Hobbs Taylor, a widow



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

Louis F. Selig Notary Public,

Recorded—December—21 A. D. 1895, at 8 o'clock A. M.

James Brooke
Register of Deeds.

(THE FOLLOWING IS A SUMMARY OF THE CONTENTS OF THIS INSTRUMENT.)
 In consideration of the sum of \$1500.00, the said Lucy Hobbs Taylor, a widow, of the County of Douglas, State of Kansas, has sold, granted, conveyed and assigned unto the said Kansas National Building and Loan Association, of Lawrence, Kansas, 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 Forty-nine (49) on Vermont Street, in the City of Lawrence, together with the appurtenances and all the estate, title and interest therein, free and clear of all incumbrances, and that she will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, and assigns forever.

Recorded Sept 20th 1899
 Lawrence Register of Deeds.