

This Indenture, Made this 8<sup>th</sup> day of April in the year of our Lord one thousand eight hundred and ninety six between

Phoebe Jane Sherman, 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, said party the of the first part, in consideration of the sum of One Thousand DOLLARS,  
to her duly paid, hath sold, and by these presents doth 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 Nos Five (5) and Six (6) in Block No Twenty Two (22) of Sinclair's Addition to the City of Lawrence

with the appurtenances and all the estate, title and interest of the party party of the first part of the first part therein; and the said she doth hereby covenant and agree that at the delivery hereof she 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 and Guy Sherman  
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 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 \$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 party of the first part, her heirs and assigns.

The party of the first part hereby agrees 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 party of the first part hath hereunto set her hand and seal the day and year above written.

Phoebe Jane Sherman [L. S.]

[L. S.]

[L. S.]

[L. S.]

State of Kansas Douglas County, ss.

On this 9<sup>th</sup> day of April A. D. 1896 before me,  
a Notary Public in and for said County,  
personally came Phoebe Jane Sherman, 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 Dec 1 1896

Notary Public.

Recorded April 9 A. D. 1896, at 4<sup>20</sup> o'clock P M.

Register of Deeds.

(THIS FOLLOWING IS INDEXED ON THE ORIGINAL INSTRUMENT.)

In consideration of full payment of the within mortgage, the Kansas Building and Loan Association, of Lawrence, Kansas, Secretary of its Board of Directors, has caused this instrument to be recorded.

Subscribed and sworn to before me this 20<sup>th</sup> day of September, 1896.

M. C. Sinclair, Pres't.

at Lawrence, Kan.

Witness my hand and seal this 20<sup>th</sup> day of September, 1896.

Pro'ty.

Notary Public.

at Lawrence, Kan.

Recorded September 20<sup>th</sup> 1899

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