

This Indenture, Made this 25th day of May in the year of our Lord one thousand eight hundred and ninety six between Elizabeth Martin and Henry Martin, her husband 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 1st of the first part, in consideration of the sum of One Hundred 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 Nos. Sixty-two (62) and Sixty-four (64) both on Rhode Island Street in the City of Lawrence, subject to prior mortgage of \$200. to said Association recorded in Book 27, page 199, of the mortgage records of Douglas County, Kansas.

with the appurtenances and all the estate, title and interest of the part us 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 owner s 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 \$100 as therein provided; and upon the prompt performance of all said conditions of said bond by the part us 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 \$100, 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: \$100, less only the amount of dues paid as principal upon said bond, together with the cost and charges of making such sale; and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part, their heirs and assigns.

The part us of the first part hereby agree to maintain insurance to the amount of \$300 on said property, as provided in the by-laws of said Association.

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

Elizabeth Martin [L. S.]

Henry Martin [L. S.]

[L. S.]

[L. S.]

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

On this 25th day of May A. D. 1896 before me, L. A. Wight, a Notary Public in and for said County, personally came Elizabeth Martin and Henry Martin, her husband

to me personally known to be the identical person s described in, and who executed the foregoing conveyance as grantor s 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 November 20 - 1897

Notary Public.

Recorded — May - 25 A. D. 1896, at 4 o'clock P. M.

L. A. Wight
Notary Public.
James Brooks
Register of Deeds.

Recorded July 22, 1904
McDonough & Co.
Register of Deeds

Conf.
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(THE FOLLOWING IS INDEXED ON THE ORIGINAL INSTRUMENT.)
To the attention of all persons of the within mortgage, see Kansas
State and Loan Association records, page 199, of the mortgage records of Douglas
County, Kansas, dated May 25, 1896, and of file 100, 1904.