

JOURNAL CO. LAWRENCE, KAN.

This Indenture, Made this 19th day of September in the year of our Lord one thousand eight hundred and ninety two between Edwin Brown and Adelaide Brown, his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and William T. Sinclair of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Four Thousand DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and mortgage to the said party of the second part his heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: Part of Lot No Twenty two 22 on Massachusetts Street, described as commencing at the North West corner of said Lot No 22, thence running East 55 feet 6 inches thence South 44 feet 2 inches thence West 5 feet 6 inches thence North 44 feet 2 inches to place of beginning, in the City of Lawrence.

Grantors agree to maintain \$3500 insurance upon the buildings upon or to be erected on said premises during the existence of this loan, for benefit of Inditee, his heirs and assigns.
with all the appurtenances, and all the estate, title and interest of the said parties 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 said second party, his heirs and assigns forever, against all persons lawfully claiming the same.

This grant is intended as a Mortgage to secure the payment of the sum of Four Thousand Dollars according to the terms of one certain mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part: during five years from date, with interest from date to maturity or default, as evidenced by coupons attached to said note, and interest after maturity or default in payment of interest on any portion of principal when due at the rate of ten percent per annum until fully paid. and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part his executors, administrators and 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 his executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sales, 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 their heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.
Edwin Brown (SEAL.)
Adelaide Brown (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 20th day of September, A. D. 1892, before me L. H. Night, a Notary Public in and for said County and State, came Edwin Brown and Adelaide Brown, husband and wife to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.



In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.
My commission expires April 21 1895 L. H. Night Notary Public.
Recorded Sept 26 A. D. 1892, at 3:45 o'clock P. M. James Brooks Register of Deeds.

For release see Book 47 Page 588
For assignment see Book 3 Page 270