

JOURNAL CO. LAWRENCE, KAN.

This Indenture, Made this 10th day of October in the year of our Lord one thousand eight hundred and ninety two between Anthony Lutz of Decompton Township in the County of Douglas and State of Kansas of the first part, and George Sprague of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Two hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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: South West quarter (1/4) of Section 35 Township 11 Range 17 and part of Lot two (2) in Sec 35 Tp 11 Range 17 viz Beginning at N. corner of said Lot two (2) North on West line of said Lot two (2) to Right of May as a kin for the Lawrence & Sprague Railroad Co. thence East along South line of said Right of May 65 rods thence South to the South line of said Lot two (2) thence West 65 rods to the place of Beginning containing about 22 acres be the same more or less and One hundred and Eighty two acres more or less in both parcels herein described

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Anthony Lutz doth 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 save a mortgage of \$1300 to Edward Russell on parcel firstly herein described only

This grant is intended as a Mortgage to secure the payment of the sum of Two hundred dollars according to the terms of one certain promissory note this day executed and delivered by the said Anthony Lutz to the said party of the second part: payable in three years after date with interest according to six coupons thereto attached

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 and 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 party of first part his heirs and assigns. It is further covenanted to pay all off at end of two years from date

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

Signed and delivered in presence of

Jennie Matt

Anthony Lutz

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 10th day of October, A. D. 1892, before me Hugh Blair, a Notary Public in and for said County and State, came Anthony Lutz an unmarried man to me personally known to be the same person 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 28th Decr 1893

Recorded Oct 11 A. D. 1892, at 5 o'clock P. M.

Hugh Blair

Notary Public.

James Brooks
Register of Deeds.

The following is indorsed on the Original Instrument
The Notes herein described having been paid in full, this mortgage is hereby released, and the lien thereby created is discharged.
Attest As Witness my hand, this 12th day of April A. D. 1897
Mary E. Mauler
Recorded April 14, 1897
Deputy Register of Deeds

In Assignment see Mtg Book 31 Page 299



Indorsed on the original instrument