

JOURNAL CO. LAWRENCE, KAN.

This Indenture, Made this 18th day of October in the year of our Lord one thousand eight hundred and ninety two between Benjamin S. Smith and Phoebe J. Smith his wife of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Y. F. Sprague of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Five hundred and seventy 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: Lots number six (6) seven (7) and eight (8) in Block number two (2) and Lots fifteen (15) and sixteen (16) in Block number three (3) of Hanson's subdivision of Block number fifteen (15) of Babcocks Enlarged Addition to the City of Lawrence Douglas County Kansas

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

This grant is intended as a Mortgage to secure the payment of the sum of Five hundred and seventy Dollars according to the terms of one certain Promissory Note this day executed and delivered by the said Parties of the first part to the said party of the second part: Payable three years after date with interest thereon according to the terms of said note and of those 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 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.

Signed and delivered in presence of

H. H. BeairsBenjamin S. Smith

(SEAL.)

Phoebe J. Smith

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 18th day of October, A. D. 1892, before me H. H. Beairs a Notary Public in and for said County and State, came Benjamin S. Smith and Phoebe J. Smith his 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 14 April 1896Recorded Oct 18 A. D. 1892, at 3³⁰ o'clock P M.

Notary Public.

Register of Deeds.

The following is indorsed on the original instrument:
The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created discharged.
As witness my hand, this 25th day of April, A. D. 1895.
H. H. Beairs
Recorded April 26th 1895
James Brooks
Register of Deeds