

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 25th day of January in the year of our Lord one thousand eight hundred and ninety three between Benjamin Hughes, a widower of Lawrence in the County of Douglas and State of Kansas of the first part, and William S. Sinclair, of same place 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: Lot No thirty nine (39) in Rogers subdivision of a portion of Addition No. four in that part of the City of Lawrence formerly known as North Lawrence;
Grantor hereby agrees to maintain \$400 insurance upon the buildings now on or to be erected on said lot, during the existence of this loan, for benefit of Grantee, his heirs or assigns.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Benjamin Hughes do 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, and that he 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

Two Hundred 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: due in three years from date, with interest from date to maturity or default, as evidenced by coupon attached to said note, and interest after maturity or default, at the rate of ten per cent 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 Benjamin Hughes, his heirs and assigns.

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

Benjamin Hughes (SEAL.)
 (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF KANSAS, } SS.
 County of Douglas

Be it Remembered, That on this 25th day of January, A. D. 1893, before me L. A. Night a Notary Public in and for said County and State, came Benjamin Hughes, a widower 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 April 21 1895

Recorded Jan 25 A. D. 1893, at 2 o'clock P. M.

Notary Public.

Register of Deeds.

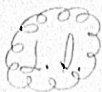
In consideration of full payment of the within mortgage I hereby release the same this

25th day of January 1897

Wm S Sinclair

Attest: Wm S Sinclair, Secy of Deeds.

By Wm S Sinclair Secy of Deeds.



The following is endorsed on original instrument