

JUVANA CO. LAWRENCE, KAN.

This Indenture, Made this 11<sup>th</sup> day of March in the year of our Lord one thousand eight hundred and ninety Three between Joseph E. Cairns unmarried and Hervey B. Cairns and Carrie E. Cairns, husband and wife of Lawrence in the County of Douglas and State of Kansas of the first part, and George Cairns, Executor of the Estate of Joseph Cairns Deceased, Muskingum Co. Ohio of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Fifteen Hundred 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: The East One Hundred and Twenty and 1/2 (120 1/2) acres of the North West quarter (1/4) of Section Number Twenty Three (23) in Township Fourteen (14) of Range Twenty (20) in 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 Fifteen Hundred 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 in two years from date at the Merchants National Bank Lawrence Kansas interest payable semi-annually on the 1<sup>st</sup> of September and March of each year at the rate of six percent 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

Hugh Blair

J. E. Cairns (SEAL.)  
Hervey B. Cairns (SEAL.)  
Carrie E. Cairns (SEAL.)

STATE OF KANSAS, } SS.  
County of Douglas

Be it Remembered, That on this 11<sup>th</sup> day of March, A. D. 1893, before me Hugh Blair, a Notary Public in and for said County and State, came J. E. Cairns, Hervey B. Cairns and Carrie E. Cairns wife of Hervey B. Cairns 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 28<sup>th</sup> Decr 1893  
Recorded March 16 A. D. 1893, at 9<sup>30</sup> o'clock M.

Hugh Blair Notary Public.  
James Brooks Register of Deeds.

This following is recorded on original instrument  
The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created discharged.  
Attest: Mollie W. Mannum  
My Witness my hand, this 17<sup>th</sup> day of February 1896.  
George Cairns  
Executor of the Estate of Joseph Cairns Deceased  
James Brooks Register of Deeds  
Recorded March 5. 1896  
J. W. Carman Deputy