

This Indenture, Made this 2^d day of August in the year of our Lord one thousand eight hundred and ninety three between Maggie Standing (unmarried) of Lawrence in the County of Douglas and State of Kansas of the first part, and Kate E. Kehler of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One Hundred and thirty six ³³ DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do grant, bargain, sell and mortgage to the said party of the second part her 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 Number One Hundred and fifty three (153) on the York Street in the City of Lawrence This Mortgage being given to secure the payment of a portion of the purchase money for said above described premises

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the first part do hereby covenant and agree that at the delivery hereof she 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 except a first Mortgage to secure the payment of \$2250.00 recorded in Book 8 page 186.

This grant is intended as a Mortgage to secure the payment of the sum of One Hundred and thirty six ³⁶ Dollars according to the terms of One certain promissory note this day executed and delivered by the said Maggie Standing to the said party of the second part: payable six months from date at the Lawrence Nat. Bank of Lawrence Kas. with interest at the rate of seven per cent per annum.

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 her 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 her 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 Maggie Standing her heirs and assigns.

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

Signed and delivered in presence of

Maggie Standing (SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, }
Douglas County } ss.

Be it Remembered, That on this 2 day of August, A. D. 1893, before me Alfred Whitman, a Notary Public in and for said County and State, came Maggie Standing (unmarried) 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 January 17 1895
Recorded Aug 7 A. D. 1893, at 4⁴⁰ o'clock P M.

Alfred Whitman Notary Public.
James Brooks Register of Deeds.

The following is endorsed on the original instrument
\$114.10 - Albuquerque N. M. Mch 12, 1894
Received of Maggie Standing the within named mortgage on the sum of One hundred forty one and 2/3 dollars in full satisfaction of the within Mortgage
Kate E. Kehler

Recorded March 16th 1894
James Brooks
Register of Deeds

