

JOURNAL CO. LAWRENCE, KAN.

This Indenture, Made this 3<sup>rd</sup> day of August in the year of our Lord one thousand eight hundred and ninety three between John B. Peairs and Gerusha H. Peairs his wife of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and J. Brown, Executor of the estate of John Rakshoff deceased of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Four 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 West half (1/2) of the North East Quarter (1/4) of Section Number Twenty Three (23) in Township fourteen (14) of Range Twenty (20) and the West half of the North West quarter (1/4) of the North West quarter (1/4) of said Section Twenty Three (23) Township fourteen (14) Range Twenty (20) in aforesaid County and State, containing in all 100 acres more or less.

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 save and except a mortgage of \$1000.00 to George Peairs, Executor of the Estate of Joseph Peairs deceased

This grant is intended as a Mortgage to secure the payment of the sum of Four Hundred Dollars according to the terms of One certain Promissory Note this day executed and delivered by the parties of the first part to the said party of the second part: payable in five years after date according to the terms of said note. With privilege of paying all or any part and end of three years

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 seal the day and year first above written.

Signed and delivered in presence of

H. A. PeairsJohn B. Peairs

(SEAL.)

Gerusha H. Peairs

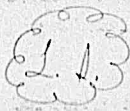
(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.  
County of Douglas

Be it Remembered, That on this 3<sup>rd</sup> day of August, A. D. 1893, before me H. A. Peairs a Notary Public in and for said County and State, came John B. Peairs and Gerusha H. Peairs, 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 11<sup>th</sup> April 1896. H. A. PeairsRecorded Aug 3 A. D. 1893, at 3<sup>25</sup> o'clock P M.

Notary Public.

James Brooke

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 full hereby created discharged.  
As Witness my hand, this 13<sup>th</sup> day of Aug. A. D. 1897  
Lillie Mary Jane Hughes  
sole surviving heir of John Rakshoff deceased

Recorded August 11<sup>th</sup> 1897  
James Brooke  
Register of Deeds