

JOURNAL CO. - LAWRENCE, KAN.

This Indenture, Made this 16th day of December in the year of our Lord one thousand eight hundred and ninety three between Nancy A. Leiby, an unmarried woman, of Lawrence in the County of Douglas and State of Kansas of the first part, and William T. Sinclair, of same place of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One Thousand DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, half sold and by these presents doth 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 No Forty (40) and the North half of Lot No Forty two (42) both on Vermont Street in the City of Lawrence first party agrees to maintain \$1000 insurance upon the buildings now on said lots or to be erected thereon during the existence of this loan for benefit of second party, 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 party of the first part doth 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, and that she will war- rant and defend the same in the quiet and peaceable possession of 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

One Thousand Dollars according to the terms of one certain mortgage note this day executed and delivered by the said party of the first part to the said party of the second part: due in two years from date, with interest from date to maturity or default, as indicated by coupons 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 Nancy A. Leiby, her heirs and assigns.

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

Signed and delivered in presence of

Nancy A. Leiby (SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 16th day of December, A. D. 1893, before me L. A. Night, a Notary Public in and for said County and State, came Nancy A. Leiby, an unmarried woman, 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 L. A. Night Notary Public.
Recorded Dec 16 A. D. 1893, at 5 o'clock P M.

James Brooks
Register of Deeds.

(The following is endorsed on the original instrument)
Lawrence, Kan. Dec 20/97. The work herein described having been paid in full this mortgage is hereby released & the same created thereby discharged.
John R. McLaughlin
Recorded Dec. 28-97.
All Transacting Reg. of Deeds.
By Elsie B. Abbotting Reg.

(Assigned See Book 31 Page 117)