

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 9<sup>th</sup> day of April in the year of our Lord one thousand eight hundred and ninety four between Jane Cook of Chicago in the County of Cook and State of Illinois of the first part, and William S. Sinclair, of Lawrence, Kansas of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Fifteen Hundred DOLLARS, to her 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: Lots Nos Thirteen (13) and Fourteen (14) in Block No Fourteen (14) of Jane Place Addition; Lot No One (1) in Block No Eleven (11) of James Second Addition; Lots Nos Thirteen (13) and Fourteen (14) in Christians Subdivision of Block No Ten (10) of James Second Addition; and Lot No Six (6) and the South Half of Lot No Five (5) in Block No Twenty five (25) of Sinclair's Addition; All in the City of Lawrence; Subject to unpaid balance of Mortgage recorded in Book 74 page 366;

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said

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 save as above noted, and that she will warrant 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

Fifteen Hundred Dollars according to the terms of one certain promissory 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 as evidenced by coupons attached to said note, and interest after maturity 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 Jane M. Cook, 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

Mrs Jane M. Cook

(SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF Illinois  
KANSAS, } ss.  
County of Cook

Be it Remembered, That on this 1<sup>st</sup> day of May, A. D. 1894, before me Ferdinand Mingzheimer, a Notary Public in and for said County and State, came Jane M. Cook 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 July 1 1897.

Recorded May 3 A. D. 1894, at 3<sup>30</sup> clock P. M.

Ferdinand Mingzheimer  
Notary Public.

James Brooks  
Register of Deeds.

The following is endorsed on the original instrument  
In consideration of full payment of the within mortgage I hereby release the same this Monday of July 1894

Wm. S. Sinclair  
Recorded Jan 30 1900 at 2:30 P.M.  
Register of Deeds