

This Indenture, Made this 28th day of August in the year of our Lord one thousand eight hundred and ninety four between J. N. Van Hoesen and Rilla B. Van Hoesen, his wife 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 parties of the first part in consideration of the sum of Five Hundred and Fifty 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: Lots Nos. Thirty one (31), Thirty three (33), Thirty five (35), Thirty seven (37) and Thirty nine (39) on Elliot Street, Lot No. Eighty nine (89) on Illinois Street, and Lot No. Ninety (90) on Alabama Street, all in Block No. Twenty (20) in that part of the City of Lawrence known as West Lawrence;
First parties hereby agree to maintain \$1000 insurance on the buildings now on or to be erected on said premises, during the existence of this loan, for benefit of second party and assigns;

with all the appurtenances, and all the estate, title and interest of the said part of the first part thereof. 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 and that they 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 Five Hundred and Fifty Dollars according to the terms of one certain Mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part: due in five years from date, with interest from date to maturity or default as evidenced by coupons attached to said note, and interest after maturity or default until fully paid, at 10% 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 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, hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

J. N. Van Hoesen (SEAL.)

Rilla B. Van Hoesen (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
 County of Douglas

Be it Remembered, That on this 31st day of August, A. D. 1894, before me L. H. Night, a Notary Public in and for said County and State, came J. N. Van Hoesen and Rilla B. Van Hoesen 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 April - 21 - 1895 L. H. Night Notary Public.
 Recorded Sept 1 A. D. 1894, at 11³⁰ o'clock P. M.

James Brooks
 Register of Deeds.

Released See Book 59 Page 181
 (For duplicate instrument see Book 59 Page 182)

