

For Release See Book 57 Page 493

The following is enclosed on original instrument.
In consideration of full payment of the within mortgage
Shirley release the same this 13 day of October 1897.

Wm. Sinclair

Recorded Oct 11, 1897
James Brooks
By Fred Brooks Deputy

This Indenture, Made this third day of October in the year of our Lord one thousand eight hundred and ninety ninety between Francis L. Yormont and Effie D. Yormont his wife of in the County of Douglas and State of Kansas of the first part, and Wm. Sinclair of Lawrence Kansas of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Two 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 of Section No. Eleven (11) in Township No. Fifteen (15) South of Range No. Twenty (20) East of the 6th PM. containing 3.70 acres of land, more or less, and being the homestead of the said parties of the first part.

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 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 a prior mortgage of two thousand dollars to William T. Sinclair and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, 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 Two Hundred Dollars

according to the terms of 10 certain mortgage notes this day executed and delivered by the said parties of the first part to the said party of the second part: payable as follows: Twenty Dollars on the third day of April and October in each year, until said sum of Two Hundred Dollars is fully paid, with interest after maturity or default, at the rate of ten 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 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 for making such sales, and the overplus, if any there be, shall be paid by the party of the second part, 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 hand and seal the day and year first above written.

Signed and delivered in presence of

E. J. WilkeyFrancis L. Yormont

(SEAL)

Effie D. Yormont

(SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS, } ss.
County of Osage

Be it Remembered, That on this 5 day of October, A. D. 1897, before me, E. J. Wilkey, a Notary Public in and for said County and State, came Francis L. Yormont and Effie D. Yormont 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 Dec 20 1898
Recorded Feb 70 A. D. 1897 at 4:15 o'clock P. M.

E. J. Wilkey

Notary Public.

James Brooks

Register of Deeds.