

This Indenture, Made this 28 day of February in the year of our Lord one thousand eight hundred and ninety four between Mary S. Sangston Widow of Lawrence in the County of Douglas and State of Kansas of the first part, and A. N. Fuller of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One Hundred and twenty five DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do LL 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: The South half of Lot Number Seven (7) Block Twelve (12) same place in the City of Lawrence

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 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

This grant is intended as a Mortgage to secure the payment of the sum of One Hundred and twenty five Dollars according to the terms of Two (2) certain promissory notes this day executed and delivered by the said Mary S. Sangston to the said party of the second part: payable 25% on or before March 1st 1896, 100% on or before March 1st 1897 at The Lawrence Nat Bank of Lawrence Kas with interest at the rate of Eight per cent per annum payable semi-annually 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 therefor, 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 her 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 her 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 making such sale on demand to the said Mary S. Sangston her heirs and assigns.

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

Signed and delivered in presence of

Mary S. Sangston (SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 28 day of February, A. D. 1894, before me, Alfred Whitman, a Notary Public in and for said County and State, came Mary S. Sangston widow 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 January 1st 1899
Recorded Feb 28 A. D. 1894 at 4 o'clock P M. Alfred Whitman Notary Public.

James Brooke Register of Deeds.

The following is interest on original instrument
The note herein described having been paid in full this Mortgage
is hereby released and the land hereby mortgaged discharged
As Witness my hand this 1st day of April A.D. 1900
A. N. Fuller
Recorded April 11th 1900
A. N. Fuller
Register of Deeds