

This Indenture, Made this 9th day of March in the year of our Lord one thousand eight hundred and ninety nine between

of Chicago in the County of Cook and State of Illinois of the first part, and Wm. J. Sinclair of Lawrence Kansas of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Two Hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do sell, 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: 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 Jane's Second Addition; lots Nos. Thirteen (13) and Fourteen (14) in Christian's Subdivision of Block Ten (10) Jane's 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 a mortgage of \$1500.00 on said premises, recorded in Book 78 p. 539.

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 and that she will warrant and defend the same in the quiet and peaceable possession of said 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 Two Hundred 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 evidenced by coupons attached to said note, and interest from maturity or default in the payment of interest until fully paid, 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 making such sale on demand to the said party of the first part, 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

Mrs. Jane M. Cook (SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 9 day of March, A. D. 1895, before me, Joseph E. Riggs, a Notary Public in and for said County and State, came Mrs. Jane 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 March 9 1896
Recorded March 9 A. D. 1895 at 5:30 o'clock P. M.

Joseph E. Riggs 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 24 day of July, 1895

Wm. J. Sinclair
Recorded Jan. 30th 1900

Wm. J. Sinclair
Register of Deeds.