

This Indenture, Made this thirtieth day of March in the year of our Lord one thousand eight hundred and ninety five between Medora Prater Renfro and Grant Renfro her husband of the Kansas Territory in the County of Douglas and State of Kansas of the first part, and G. F. Sprague of the second part,

**Witnesseth,** That the said parties of the first part in consideration of the sum of Three 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: Lots Number thirty-two (32) thirty-four (34) and thirty-six (36) in Block Number thirty-seven (37) in First Lawrence a part of the City of Lawrence in said County and State.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Medora Prater Renfro and Grant Renfro and each of them 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 of every nature and kind whatever

This grant is intended as a Mortgage to secure the payment of the sum of Three Hundred dollars

according to the terms of One certain Real estate mortgage note this day executed and delivered by the said Parties of the first part to the said party of the second part: Payable three years after date with interest at ten per cent per annum after maturity. The interest in the meantime and until maturity being 8% only semi-annually according to Coupons thereto attached

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, appraisal hereby waived or not at the option of the party of the second part 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 Parties of the first part, their heirs and assigns.

**In Witness Whereof,** The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

Hugh Blair

Medora Prater Renfro (SEAL)

Grant Renfro (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS, } SS.  
County of Douglas

Be it Remembered, That on this 30 day of March, A. D. 1895, before me, Hugh Blair, a Notary Public in and for said County and State, came Medora Prater Renfro and Grant Renfro her husband 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 28 Dec 1897

Recorded April 27th A. D. 1895 at 2 50 o'clock P. M.

Hugh Blair

Notary Public.

James Brooke

Register of Deeds.

This instrument is intended as a mortgage to secure the payment of the sum of Three Hundred dollars, and is hereby released and discharged as witnessed by the said parties of the first part, this 30th day of March, 1895.

G. F. Sprague

Recorded May 20<sup>th</sup> 1895