

This Indenture, Made this 14<sup>th</sup> day of May in the year of our Lord one thousand eight hundred and ninety five between Fedora Busse and L. G. Busse her husband of Lawrence in the County of Douglas and State of Kansas of the first part, and Wm. J. Sinclair of the same place 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 Nos. One Hundred twenty-eight (128) and One Hundred thirty (130) on New York Street in the City of Lawrence, being the homestead of said parties of the first part, who agree to maintain Five Hundred Dollars mortgage on said property during the existence of this mortgage

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 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 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 Three Hundred 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 one year 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 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 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 seal the day and year first above written.

Signed and delivered in presence of

Fedora Busse (SEAL.)

L. G. Busse (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } SS.

County of Douglas

**Be it Remembered**, That on this 4 day of May, A. D. 1895, before me, A. A. Cooper, a Notary Public in and for said County and State, came Fedora Busse and L. G. Busse 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 March 24 1897 A. A. Cooper Notary Public.

Recorded May 13<sup>th</sup> A. D. 1895 at 5:20 o'clock P.M.

James Brooks Register of Deeds.

The following is endorsed on the original instrument -  
 This note, herein described having been paid in full,  
 this mortgage is hereby released, and the lien thereby created discharged.  
 As witnessed by my hand, this 26<sup>th</sup> day of October A.D. 1897.  
 Wm. C. Boardley.  
 Deputy Register of Deeds.  
 (Assigned See Book 31 Page 446)  
 Recorded April 20-1901  
 Wm. J. Sinclair  
 Register of Deeds.  
 Deputy Wm. J. Sinclair

23  
3/24/97