

LAWRENCE, KAN.

This Indenture, Made this 20th day of March in the year of our Lord one thousand eight hundred and ninety two between John Charlton and Martha Charlton his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Wm T. 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 and Twenty 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: Lot No. Thirty-four (34) on Ohio Street in the City of Lawrence subject to a prior mortgage of \$1200, recorded in Book 78 page 717.

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 except as above noted, 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 twelve notes at \$25.00 each, and one note of \$2000 all of our date herewith according to the terms of said thirteen certain mortgage notes this day executed and delivered by the said parties of the first part to the said party of the second part: with interest after maturity 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

John Charlton (SEAL.)

Martha Charlton (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 26th day of March, A. D. 1892, before me, D. L. Hoadley, a Notary Public in and for said County and State, came John Charlton and Martha Charlton, 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 March 15, 1896. D. L. Hoadley Notary Public.
Recorded July 9, A. D. 1895, at 2³⁰ o'clock P. M.

James Brooke Register of Deeds.

The following is endorsed on the original instrument -
The note herein described having been paid in full,
this mortgage is hereby released, and the lien thereby
created discharged. Witness my hand, this 7th day of August A.D. 1902 -
Wm T. Sinclair

Recorded Aug 7 - 1902
By Wm T. Sinclair
Register of Deeds -
By Wm T. Sinclair
Deputy.