

This Indenture, Made this 26th day of December in the year of our Lord one thousand eight hundred and ninety five between John M. Rankin and Augusta Rankin, his wife, of Lawrence in the County of Douglas and State of Kansas of the first part, and William G. Sinclair, of the same place, of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Twenty-two hundred and fifty 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 Eight (8) in Block No Six (6) of Lane's First Addition to the City of Lawrence, being the homestead of the said parties of the first part, who hereby agree to maintain \$3,000 insurance upon the buildings now on or to be erected on said lot during the existence of this loan, for the benefit of second party and assigns,

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 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 they will warrant and defend the same in the quiet and peaceable possession of 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 Twenty-two hundred and fifty 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 five years from date, with interest from date to maturity or default as evidenced by coupons attached to said note, and interest after maturity or default until fully paid, at the rate of ten per cent

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 hand and seal the day and year first above written.

Signed and delivered in presence of

John M. Rankin (SEAL.)
Augusta Rankin (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 27th day of December, A. D. 1895, before me, H. E. Benson, a Notary Public in and for said County and State, came John M. Rankin and Augusta Rankin his wife 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 21st 1899. H. E. Benson Notary Public.
Recorded December 27 A. D. 1895, at 2 o'clock P. M.

James Brooks
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. As witness
 my hand, this 5th day of July A.D. 1901.
 Attest: William G. Sinclair
Daniel Beardsley
 (Assigned See Book 31 Page 287)
 Notary Public
 Recorded Aug 3-1901
 By William G. Sinclair
 Deputy -