

This Indenture, Made this 21st day of March in the year of our Lord one thousand eight hundred and ninety six between Olivia Richardson and J. C. Richardson her husband of Lawrence in the County of Douglas and State of Kansas of the first part, and William E. Sinclair of same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One 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: Lot No Eighty seven (87) on New Jersey Street in the City of Lawrence, being the homestead of the said parties of the first part, who agree to keep the buildings on said lot insured for \$200 in some approved insurance company, payable in case of loss, to mortgage or assigns, and deliver the policy to mortgagee as collateral security hereto.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part 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 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 One 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 three (3) years from date, with interest from date to maturity as evidenced by coupons attached to said note, and interest after maturity or default 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, 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

Olivia Richardson (SEAL.)
J. C. Richardson (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 23rd day of March, A. D. 1896, before me, L. A. Night, a Notary Public in and for said County and State, came Olivia Richardson and J. C. Richardson 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 Nov 30 1899. L. A. Night Notary Public.
Recorded March 30 A. D. 1896, at 7²⁵ o'clock P. M.

James Brooks
Register of Deeds.

(Assigned See Book 3, Page 463)