

This Indenture, Made this 22^d day of April in the year of our Lord one thousand eight hundred and ninety six between Georgia T. Ambler and Benjamin A. Ambler, her husband of Denver in the County of Rapahoe and State of Colorado of the first part, and William T. Sinclair, of Lawrence Kans. of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Seven 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 Thirteen (13) on Cincinny Street in the City of Lawrence; grantors hereby agreeing to maintain insurance to amount of \$1000, upon the buildings on said premises, payable, in case of loss, to mortgage or assigns, who shall have possession of all policies of insurance and receive receipts therefor

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said 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 same in the quiet and peaceable possession of second party, his heirs and assigns forever against all persons lawfully claiming same

This grant is intended as a Mortgage to secure the payment of the sum of Seven 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:

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 seals the day and year first above written.

Signed and delivered in presence of

Georgia T. Ambler (SEAL.)
Benjamin A. Ambler (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 24th day of April, A. D. 1896, before me, L. A. Night, a Notary Public in and for said County and State, came Georgia T. Ambler

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 Nov 20 1899

L. A. Night

Notary Public.

State of Colorado
County of Rapahoe } ss.

Be it Remembered, That on this 25th day of April A. D. 1896, before me a Notary Public in and for said County and State, came Benjamin A. Ambler husband of Georgia T. Ambler, 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 subscribed my name and affixed my official seal, the day and year last above written.
My commission expires March 5th 1898.

James R. Hicks
Notary Public
Rapahoe Co. Colorado

Recorded April 30, 1896 at 11 o'clock A.M.

James Brooks
Register of Deeds

Assigned See Book 31 Page 599

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