

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this Eleventh day of May in the year of our Lord one thousand eight hundred and ninety six between Orlando S. Pickens & Sarah A. his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Gavin Allen of Adams Township County Kansas of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One thousand 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: Lot number One hundred Seventy and Lot One hundred twenty one New York street in the city of Lawrence, according to the survey plat and map of said city as filed and recorded in the office of Register of Deeds of said County of Douglas

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Orlando S. Pickens and Sarah A. Pickens 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

This grant is intended as a Mortgage to secure the payment of the sum of One thousand three hundred dollars and interest thereon according to the terms of One certain Coupon Note this day executed and delivered by the said Orlando S. Pickens & Sarah A. his wife 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 or 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 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 Orlando S. Pickens his heirs and assigns.

In Witness Whereof, The said party of the first part, have hereunto set their hands and seal the day and year first above written.

Signed and delivered in presence of

O. S. Pickens (SEAL)
Sarah A. Pickens (SEAL)
 (SEAL)
 (SEAL)

STATE OF KANSAS, } ss.
 County of Douglas

Be it Remembered, That on this 11th day of May, A. D. 1896, before me, Charles Chadwick, a Notary Public in and for said County and State, came Orlando S. Pickens and Sarah A. Pickens 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 Sept - 11 - 1899
 Recorded May 14 A. D. 1896 at 4¹⁰ o'clock P. M. Douglas Co. Kansas

Chas Chadwick
James Brooks Register of Deeds.

This note is described as having been paid in full. This mortgage is hereby released, and the lien thereby created discharged. As witnesses my hand, this 10 day of June - A.D. 1901 -

Gavin Allen
Recorded June 10-1901 - C. H. Chapman, Register of Deeds - By W. B. B. Notary Deputy

The following is endorsed on the original instrument. In consideration of \$600, paid on the note secured by this mortgage, I hereby release from the operation hereof Lot No. 117 and New York Street Suburban Kansas, remaining on the other property unsatisfied July 10, 1900 -

Gavin Allen
Recorded July 10, 1900 - C. H. Chapman Register of Deeds By W. B. B. Notary Deputy