

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this Twelfth day of August in the year of our Lord one thousand eight hundred and ninety six between L. M. Menet (widow) Margaret E. Menet (single) Kate J. Menet (single) and L. M. Menet Guardian of George L. Menet minor all being the sole heirs of Francis Menet deceased of Lawrence in the County of Douglas and State of Kansas of the first part, and John M. Engle of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Eight 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 One hundred and fifty four (154) Rhode Island Street Lawrence Douglas Co. Kansas.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said L. M. Menet, Margaret Menet, Kate J. Menet and L. M. Menet Guardian 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 insured in favor of mortgagee in the sum of Eight hundred dollars

This grant is intended as a Mortgage to secure the payment of the sum of Eight hundred dollars according to the terms of One certain Note and ten Coupons this day executed and delivered by the said L. M. Menet, Margaret Menet, Kate J. Menet and L. M. Menet Guardian to the said party of the second part: his heirs or assigns

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 L. M. Menet her 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

STATE OF KANSAS, }  
County of Douglas } ss.

L. M. Menet (SEAL.)  
Margaret E. Menet (SEAL.)  
Kate J. Menet (SEAL.)  
L. M. Menet (SEAL.)  
Guardian of Geo. L. Menet minor heir of Francis Menet deceased

Be it Remembered, That on this 12 day of August, A. D. 1896, before me, Alfred Whitman, a Notary Public in and for said County and State, came L. M. Menet, Margaret E. Menet, Kate J. Menet and L. M. Menet Guardian of Geo. L. Menet 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 January 17 1899 Alfred Whitman Notary Public.  
Recorded Aug 13 A. D. 1896, at 3:57 o'clock P. M.

James Brooks  
Register of Deeds.

The following is a true and correct copy of the original instrument as the same is now on file in the office of the Register of Deeds of Douglas County, Kansas, and is hereby released under the provisions of the Act of April 18, 1896, A.D. 1896, M. C. Engle

Recorded April 15, 1896  
Alfred Whitman  
Register of Deeds

(Assigned See Book 31 Page 563)

