

The following is a true and correct copy of the original instrument  
 The notary herein is certified having been paid in full, this mortgage is hereby released,  
 and the lien hereby asserted is discharged. Two rubrics very hand, this day of December, A.D. 1899.  
 Attest: Geo. H. Smith, Notary  
 Recorded January 17, 1900. L. H. Wright, Register of Deeds.  
 (Assigned see Book 3 Page 65) By Lillie B. Stephens, Deputy

This Indenture, Made this 28th day of November in the year of our Lord one thousand eight hundred and ninety 18 between Mrs. J. Riggs, an unmarried woman of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and William I. Sinclair, of same place of the second part.

**Witnesseth**, That the said party of the first part in consideration of the sum of Four Hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, have sold and by these presents doth grant, bargain, sell and mortgage to the said party of the second part her 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: The West Half of the South East Quarter of Section No. Twenty five (25) in Township No. Eighteen (18) South of Range No. Twenty four (24) East of the 6th P.M. containing 40 acres of land more or less, also the following tract of land in the County of Douglas and State of Kansas to-wit: Beginning at a point forty (40) feet South of the South West corner of Lot 16 in Block No. 16 in (7) of Babcock Addition to the City of Lawrence, thence running South on the East line of Lawrence Street produced from the City of Lawrence fifty (50) feet thence due East one hundred and twenty (120) feet, thence due North fifty (50) feet thence due West one hundred and twenty (120) feet to place of beginning; with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said

Mrs. J. Riggs doth hereby covenant and agree that at the delivery hereof she is 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 she will warrant and defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns for ever, against all persons whom she lawfully claiming or to claim the same.

This grant is intended as a Mortgage to secure the payment of the sum of Four Hundred Dollars

according to the terms of one certain Mortgage note this day executed and delivered by the said Mrs. J. Riggs and one E. A. Riggs to the said party of the second part: due in five (5) 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 at the rate of ten percent per annum until fully paid 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 therefor, 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 her 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 her executors, administrators and 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 sale, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said Mrs. J. Riggs, her heirs and assigns.

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

Signed and delivered in presence of

Mrs. Ann J. Riggs (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

STATE OF KANSAS,  
 County of Douglas } SS.

Be it Remembered, That on this 18th day of December, A. D. 1896, before me, L. H. Wright, a Notary Public in and for said County and State, came Mrs. J. Riggs, an unmarried woman 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. H. Wright Notary Public  
 Recorded Dec 31 A. D. 1896, at 10<sup>15</sup> o'clock A. M.

James Brooks Register of Deeds