

This Indenture, Made this April day of April in the year of our Lord one thousand eight hundred and ninety seven between Edwin E. Ellis & Francis S. Ellis, his wife, and William C. Ellis of Lawrence in the County of Douglas and State of Kansas of the first part, and Charles Peterson of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Four 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 and Two (102) on Connecticut street in the City of Lawrence in the aforesaid County and State

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Edwin E. Ellis & Francis S. Ellis, his wife, and William C. Ellis 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 against all claims whatsoever.

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

Four Hundred Dollars \$400.00

according to the terms of One certain promissory note this day executed and delivered by the said Edwin E. Ellis & Francis S. Ellis, his wife & William C. Ellis to the said party of the second part: payable at The Lawrence National Bank with interest thereon at the rate of eight per cent per annum as follows, to-wit: Four hundred dollars on or before the day of April 1900, with interest thereon

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 Edwin E. Ellis & Francis S. Ellis, his wife, William C. Ellis, their 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

Edwin E. Ellis (SEAL.)

Francis Ellis (SEAL.)

W. C. Ellis (SEAL.)

STATE OF KANSAS, }
Douglas County } ss.

Be it Remembered, That on this 1st day of April, A. D. 1897, before me, the undersigned, a Notary Public in and for the County and State of Kansas, came Edwin E. Ellis, Francis S. Ellis, his wife, and William C. Ellis, who are to me personally known to be the same persons who executed the with in instrument, and duly acknowledged the execution of the same.

In Testimony Witness Whereof, I have hereunto set my hand and affixed my notary seal on the day and year last above written.

Notary Public, Term expires Oct. 1st 1900 A. V. Sharpe

Recorded April 1st A. D. 1897, at 11 o'clock P. M.

Notary Public.

Register of Deeds.

The following is indorsed on the original instrument: Home-Recorded and having been paid in full, this mortgage is hereby released, and the lien thereby created, discharged. As Witness my hand, this 20th day of March A.D. 1899.

Chas. Peterson

Attest
H. C. Fisher

Registered of Deeds
by H. C. Fisher, Deputy

Recorded March 20th 1899

H. C. Fisher