

This Indenture, Made this 10th day of April in the year of our Lord one thousand eight hundred and ninety seven between Christ Eberhardt and Mary Eberhardt his wife of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Charles Holt of same place of the second part,

**Witnesseth**, That the said parties of the first part in consideration of the sum of Seventy-five 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. One Hundred and Twelve (112) on New York Street in the City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 except a mortgage of even date herewith to Wm. J. Sinclair for sum of \$250, bearing interest at 8% per annum, to which this mortgage is subject

This grant is intended as a Mortgage to secure the payment of the sum of Seventy-five 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: due on or before one year from date, with interest from date to maturity at the rate of eight per cent per annum, and interest after maturity at the rate of ten per cent 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 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 seal the day and year first above written.

Signed and delivered in presence of

Christ Eberhardt (SEAL.)

Maria Eberhardt (SEAL.)

STATE OF KANSAS, }  
County of Douglas } ss.

Be it Remembered, That on this 10th day of April, A. D. 1897, before me, S. A. Wright, a Notary Public in and for said County and State, came Christ Eberhardt and Mary Eberhardt his wife 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 S. A. Wright Notary Public.  
Recorded April 16, A. D. 1897, at 5 o'clock P. M.

James Brooks  
Register of Deeds.

The following is endorsed on the original instrument  
The note herein described having been paid in full this mortgage is hereby released and the lien thereby created discharged as witness my hand this 9th day of April, A.D. 1898

Recorded April 9-1898  
W. H. Morgan, Register of Deeds  
By J. H. H. H.

(S. A. Wright)