

This Indenture, Made this 11th day of May in the year of our Lord one thousand eight hundred and ninety seven between Celina N. Wooster, formerly Celina N. Nolsberg, an unmarried woman of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and William T. Sinclair, of same place of the second part,

**Witnesseth,** That the said party of the first part in consideration of the sum of Eighty Five DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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 Twenty (120) on Connecticut Street, in the City of Lawrence. Grantor hereby agreeing to maintain \$300 insurance upon the buildings on said lot during the existence of this loan, for benefit of second party and assigns.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part

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 forever, against all persons lawfully claiming the same.

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

Eighty Five Dollars

according to the terms of One certain Mortgage note this day executed and delivered by the said party of the first part to the said party of the second part:

Due in two 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 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, appraisalment 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 Party of the first part, her heirs and assigns.

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

Signed and delivered in presence of

Celina N. Wooster (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 11th day of May, A. D. 1897, before me, L. A. Wight, a Notary Public in and for said County and State, came Celina N. Wooster, formerly Celina N. Nolsberg, 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 November 20, 1899 L. A. Wight Notary Public.

Recorded May 11 A. D. 1897, at 4 o'clock P. M.

James Brooks Register of Deeds.

*The following is indexed on the original instrument  
The note hereto described having been paid in full this Mortgage  
is hereby released and the lien thereby created discharged  
As Witness my hand this 12th day of May A.D. 1899.  
Wm. T. Sinclair*

*Recorded May 17 "1899.  
L. A. Wight  
Register of Deeds*