

This Indenture, Made this 6th day of April in the year of our Lord one thousand eight hundred and ninety seven between Peter Ralston and Charles Earnest Ralston, both unmarried. of Douglas in the County of Douglas and State of Kansas of the first part, and Wm. J. Sinclair of Lawrence Kansas of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Two hundred Two DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have we sold and by these presents do we 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:

The South East quarter of Section No. Eleven (11) and the North half of the South West quarter of Section No. Twelve (12) all in Township No. Fifteen (15) South of Range No. Eighteen (18) East of the 6th P. M. containing 2.40 acres of land, more or less,

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 save a prior mortgage of One Thousand Dollars to William J. Sinclair and that they will warrant and defend the same in the quiet and peaceable possession of the 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 Two hundred Two Dollars

according to the terms of 11 certain mortgage notes this day executed and delivered by the said parties of the first part

to the said party of the second part: one note for 102 due in 6 months from date and 10 notes of \$10 each payable as follows: Ten Dollars on the 6th day of April and October in each year until said sum of Two hundred Two Dollars is fully paid, with interest after maturity or default at the rate of ten percent per annum. 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 hand and seal the day and year first above written.

Signed and delivered in presence of

Peter Ralston (SEAL.)

C. E. Ralston (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } SS.

Be it Remembered, That on this 5th day of June, A. D. 1897, before me, S. A. Wight, a Notary Public in and for said County and State, came Peter Ralston and Charles Earnest Ralston, both unmarried 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 Nov 20, 1899 S. A. Wight

Recorded June 5 A. D. 1897, at 4³⁰ o'clock P. M. James Brooks Register of Deeds.

In consideration of full payment of the within mortgage I hereby release the same this 31 day of May 1905 Wm J Sinclair

Attest: A. W. Armstrong, Register of Deeds.

S. A.

A Certified Copy of

77 1897