

This Indenture, Made this 22nd day of November in the year of our Lord one thousand eight hundred and ninety four between Elizabeth G. Sargent and Ira O. Sargent her husband of Douglas in the County of Douglas and State of Kansas of the first part, and Wm. T. Sinclair, of Lawrence, Kansas, of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One Hundred Ten 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: The West Half of the South East quarter of Section No. Thirteen (13) Also beginning at the North East corner of said West Half of South East Quarter Section (13), thence running East Five (5) Rods thence South Fourteen (14) Rods thence West Five (5) Rods thence North Fourteen (14) Rods to place of beginning, all in Township No. Thirteen (13) South of Range No. Twenty-one (21) East of the 6th M., being the homestead of the said parties of the first part.

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 Eleven Hundred Dollars to William T. Sinclair and that they will warrant and defend the same in the quiet and peaceable possession of the said parties 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 One Hundred Ten Dollars according to the terms of Ten certain Mortgage notes this day executed and delivered by the said parties of the first part to the said party of the second part: payable as follows: Eleven Dollars on the 22nd day of May and November in each year until said sum of One Hundred Ten Dollars is fully paid, with the interest after maturity or default at the rate of ten percent per annum, 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 seals the day and year first above written.

Signed and delivered in presence of

Elizabeth G. Sargent (SEAL.)
Ira O. Sargent (SEAL.)
 (SEAL.)
 (SEAL.)

STATE OF KANSAS,
 County of Douglas } ss.

Be it Remembered, That on this 27th day of November, A. D. 1894, before me, J. A. Wright, a Notary Public in and for said County and State, came Elizabeth G. Sargent and Ira O. Sargent her husband, 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
 Recorded June 19 A. D. 1897, at 3 o'clock P. M.

Notary Public.

Register of Deeds.

The following is indexed on the original instrument

In consideration of cash paid
 of the within mortgage
 I hereby release the same this
 17th day of November 1898
 Wm. T. Sinclair

Recorded Nov 17 1898



J. A. Wright
James Brooks