

This Indenture, Made this Thirteenth day of September in the year of our Lord one thousand eight hundred and ninety seven between Mary G. Bruce, a widow of Jefferson Co. Kans. also O W Murphy and Carrie Murphy his wife of Lawrence of Kansas in the County of Douglas and State of Kansas of the first part, and William J. Sinclair of Lawrence, Kansas of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Twenty four hundred (2400) 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 Jefferson and State of Kansas, described as follows, to-wit: The South East Quarter of Section No. twenty nine in Township No. 21 North of Range No. 12 East of 1st Principal Meridian containing more or less, Also All that contains or hereinafter may contain land situated in the County of Douglas State of Kansas and described as follows: (1) A certain lot of land in addition to the City of Lawrence, Kansas described as follows: The house and lot of the said O W Murphy and wife, said Mary G. Bruce hereby agrees to maintain insurance on the buildings situated on said first described property to the amount of two thousand dollars and said O W Murphy hereby agrees to maintain insurance on the buildings situated on said last described property to the amount of one thousand dollars the policies to be acceptable to second party, or his assigns, to remain with the owner of this mortgage until same shall be fully paid and satisfied 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 respectively 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 in the quiet and peaceable possession of second party, 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 Twenty four hundred dollars according to the terms of this 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 in five (5) 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 (10) percent per annum until fully paid in cash or by sheriff due to said party together with the possession thereof 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 hand and seal the day and year first above written.

Signed and delivered in presence of

Mary G. Bruce (SEAL.)
O W Murphy (SEAL.)
Carrie B. Murphy (SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 13th day of September, A. D. 1897, before me, A A Cooper, a Notary Public in and for said County and State, came Mary G. Bruce widow and O W Murphy and Carrie Murphy his wife 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 March 1, 1901 A A Cooper Notary Public.
Recorded Sept 21 A. D. 1897, at 3 o'clock P. M.

James Brooks
Register of Deeds.

Released See Book 39 Page 425
(Assigned See Book 39 Page 431)