

This Indenture, Made this 1st day of December in the year of our Lord one thousand eight hundred and ninety seven between J. D. Alexander, a single man of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Nellie E. Allen of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Six hundred DOLLARS, to him 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 her 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. Three (3) in Block No. Twenty-two (22) of Lincoln Addition to the City of Lawrence. Said J. D. Alexander hereby agrees to maintain \$1000. insurance up on the buildings now on or to be erected on said lot, during the continuance of this loan, for benefit of second party, her heirs or 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 he 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 he will warrant and defend the same in the quiet and peaceable possession of said second party her heirs and assigns forever against all persons lawfully claiming or to claim the same.

This grant is intended as a Mortgage to secure the payment of the sum of Six hundred 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 10 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 9% per annum until fully paid in cash or by sheriff's deed to said property, together with charges thereon. 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 her 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 her 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 his heirs and assigns.

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

Signed and delivered in presence of

J. D. Alexander (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS, }
County of Douglas } ss.

Be it Remembered, That on this 30th day of December, A. D. 1897, before me, L. A. Wight, a Notary Public in and for said County and State, came J. D. Alexander, a single man 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 29, 1899 L. A. Wight Notary Public.
Recorded Dec-30 A. D. 1897, at 5 o'clock P. M.

James Brooke Register of Deeds.

The following is endorsed on the original instrument

*This note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created, discharged. Delivered and only hand this 23rd day of April, A. D. 1900-
Wm. H. Brownell*

*Recorded April 24th - 1900-
Wm. H. Brownell
Register of Deeds*