

This Indenture, Made this sixth day of January in the year of our Lord one thousand eight hundred and ninety Eight between Mary E. Knuppel now the wife of William Knuppel and said William Knuppel the said Mary E. Knuppel was formerly the wife of W. W. Davis of the City of East Saint Louis in the County of Saint Clair and State of Illinois of the first part, and Joseph P. Donovan of the City of Saint Louis of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Twenty Four Hundred 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 north half of lot number one hundred and ninety five (195) and all of lot number one hundred and ninety three fronting Lawrence Street in the City of Lawrence in the County of Douglas in said State of Kansas together with the buildings and improvements thereon and

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.

This grant is intended as a Mortgage to secure the payment of the sum of Twenty Four Hundred dollars with interest thereon from the maturity thereof at six per cent per annum said note being of even date herewith and is due and payable in one year according to the terms of a certain note this day executed and delivered by the said parties of the first part to the said party of the second part: which note is due and payable in one year from date the said parties of the first part agreeing to keep the property insured in a sum not less than three hundred dollars and to keep the policy of insurance assigned to said Joseph P. Donovan

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, appraisal hereby waived or not at the option of the party of the second part 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 Mary E. Knuppel her 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

W. H. Millau  
David H. Donovan  
Missouri  
STATE OF KANSAS,  
City of Saint Louis } SS.  
County of Saint Louis

Mary E. Knuppel (SEAL.)  
William Knuppel (SEAL.)  
(SEAL.)  
(SEAL.)

Be it Remembered, That on this 12th day of January A. D. 1898, before me, the undersigned a Notary Public in and for said County and State, came Mary E. Knuppel wife of William Knuppel and said William Knuppel 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 July 14, 1900 Joseph M. Donovan Notary Public.  
Recorded Jan 15 A. D. 1898, at 5:25 o'clock A. M.

J. M. Donovan  
Register of Deeds.

(For release see Book 99 Page 560)

L.S.