

This Indenture, Made this 21st day of February in the year of our Lord one thousand eight hundred and ninety eight, between Ellis M. Hanscome and Clarence C. Hanscome her husband of Lawrence in the County of Douglas and State of Kansas of the first part, and A. E. Murphy of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Three 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 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: Beginning at a point twenty nine (29) rods South of the North East corner of the North East quarter (1/4) of Section six (6) in Township thirteen (13) South of Range twenty (20) East of 6th M. thence running South eleven (11) rods thence West thirty (30) rods thence North eleven (11) rods thence East thirty (30) rods to place of beginning in Douglas County Kansas Also Lot number thirty eight (38) on Connecticut Street in the City of Lawrence Douglas County Kansas with all the appurtenances, and all the estate, title and interest of the said party 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 Three Hundred Dollars according to the terms of One certain Real estate mortgage note this day executed and delivered by the said Parties of the first part to the said party of the second part: payable three years after date with interest thereon according to the terms of said note and coupons thereto attached

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 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, appraisement 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 of the second part her executors, administrators or assigns, 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

Jennie Watt

Ellis M. Hanscome (SEAL.)

Clarence C. Hanscome (SEAL.)

(SEAL.)

STATE OF KANSAS, }
County of Douglas } SS.

Be it Remembered, That on this 21st day of February, A. D. 1898, before me, Jennie Watt, a Notary Public in and for said County and State, came Ellis M. Hanscome and Clarence C. Hanscome 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 30th Mch 1900

Recorded February 23rd A. D. 1898, at 6⁵⁰ o'clock P. M.

Notary Public.

L. H. Foxman
Register of Deeds.



Assigned See Book 95 Page 568

The following is endorsed on the original instrument
This instrument is duly recorded in the public records of Douglas County, Kansas, on the 23rd day of February, 1898, at 6:50 P.M. and is a true and correct copy of the original instrument as the same appears from the records of said County.