

This Indenture, Made this 24th day of August in the year of our Lord one thousand eight hundred and ninety Eight between John K. Roberts and Emily S. Roberts his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Mary J. Rosman of the second part.

Witnesseth, That the said parties of the first part in consideration of the sum of Eleven hundred and fifty 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: Lot Numbered One hundred and twenty one (121) on Massachusetts Street in the City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said part ies 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 owner s 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 Eleven hundred and fifty Dollars

according to the terms of Below certain promissory notes this day executed and delivered by the said John K. and Emily S. Roberts to the said party of the second part: payable as follows \$1.00 on the 24th day of August 1899, and \$1.00 on the 24th day of August of each year thereafter up to and including Aug. 24th 1909 and \$50.00 on the 24th day of February 1910 with interest at the rate of Six (6) per cent per annum, payable annually 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, appraisal hereby waived or not at the option of the part 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 part y making such sale on demand to the said John K. Roberts his heirs and assigns.

In Witness Whereof, The said part ies of the first part, have hereunto set their hands and seal the day and year first above written.

Signed and delivered in presence of

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 26th day of August, A. D. 1898, before me, Alfred Whitman, a Notary Public in and for said County and State, came John K. Roberts and Emily S. Roberts his wife to me personally known to be the same person s 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 Jan'y 17-1899 Alfred Whitman Notary Public.
Recorded August 26 A. D. 1898, at 10¹² o'clock A. M.

W. D. Rosman
Register of Deeds.

(For Release See Book 41, Page 300.)

