

This Indenture, Made this Sixth day of September in the year of our Lord one thousand eight hundred and ninety Eight between Henry Hunzicker and L. M. Hunzicker, his wife, of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Wm. J. Sinclair of the same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Six Hundred (\$600.00) 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: Lot One hundred and Sixty-two (162) and one hundred and Sixty-four (164) on Louisiana Street City of Lawrence, Douglas County, Kansas, being the homestead of the said parties of the first part. Said first parties agreeing to maintain insurance upon said property during the existence of this loan to the amount of One thousand Dollars (\$1000.00) for the benefit of the party of the second part, his heirs or assigns

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 and they they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, 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 Six Hundred (\$600.00)

according to the terms of a 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 three (3) years from date with interest from date to maturity as evidenced by coupons attached thereto, and interest after maturity until paid at the rate of ten per cent per annum.

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 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

Henry Hunzicker (SEAL.)  
L. M. Hunzicker (SEAL.)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL.)

STATE OF KANSAS,  
County of Douglas County } SS.

Be it Remembered, That on this 6<sup>th</sup> day of September, A. D. 1898, before me, \_\_\_\_\_, a Notary Public in and for said County and State, came Henry Hunzicker and L. M. Hunzicker, his wife 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 Nov 4 - 1901  
Recorded September 6<sup>th</sup> A. D. 1898, at 4<sup>17</sup> o'clock P.M. -

W. A. Dorman  
Register of Deeds.

The following is endorsed on the original instrument  
Received of Henry and L. M. Hunzicker, the within named Mortgagees  
the sum of Six Hundred and no Dollars, in full satisfaction of the  
within mortgage.  
Recorded Aug. 31, 1899  
By J. J. Sorman  
Register of Deeds  
By W. G. Fisher  
Deputy

Assigned See Book 33, Page 355  
Alfred M. Brumwell, Executor Estate of D. V. Allen, deceased