

This Indenture, Made this 29th day of October in the year of our Lord one thousand eight hundred and ninety Eight between Verona M. Eastman, and W^m H. Eastman, her husband of Lawrence in the County of Douglas and State of Kansas of the first part, and W^m 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 Two Hundred and Twenty Five (\$225.) 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: lots Fifty Three (53) and Fifty Seven (57) on Maple Street, in Block One (1) in that part of the City of Lawrence, known as North Lawrence. The said parties of the first part hereby agree that during the existence of this mortgage they will maintain insurance to the amount of Two Hundred Dollars 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 that they will warrant and defend the same in the quiet and peaceable possession of said second party 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 Two Hundred and Twenty Five Dollars (\$225.)

according to the terms of a certain Mortgage Note this day executed and delivered by the said Parties of the first part

within five years from date, with interest from date to maturity as evidenced by coupons attached thereto and interest after maturity or default at the rate of ten per cent per annum until fully paid in cash or by sheriff's deed to above described property together with possession thereof

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 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 seal the day and year first above written.

Signed and delivered in presence of

Verona M. Eastman (SEAL.)

W^m H. Eastman (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas ss.



Be it Remembered, That on this 29th day of October A. D. 1898, before me,

L. A. Night a Notary Public in and for said county and State, came Verona M. Eastman and W^m H. Eastman her husband

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. 20 1899 L. A. Night

Recorded October 31st A. D. 1898, at 11¹⁰ o'clock A.M. — Notary Public.

H. H. H. H.

Register of Deeds.

The following is endorsed on the original instrument.

225. Oct 29. 1908.

Recorded Nov 9 1908.

Received of Verona M. Eastman the within named mortgages for the sum of Two Hundred and Twenty Five Dollars in full satisfaction of the within mortgages.

W. J. Sinclair.

Assigned see Book 11-Page 225. Assigned see Book 11-Page 225.

Arthur Brinkman

Assigned see Book 13-Page 362