

This Indenture, Made this Twenty fourth day of October in the year of our Lord one thousand eight hundred and ninety eight between Christopher Armstrong and Mary E. Armstrong his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Adolf Rau of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Two 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 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 Lots Number One hundred and fourteen (114) and One hundred and sixteen (116) in Block Number Forty (40), in West Lawrence in the City of Lawrence, Kansas.

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 Except the unpaid balance of one certain mortgage for the sum of Five Hundred Dollars given to the Kansas National Building and Loan Association of Lawrence, Kansas

This grant is intended as a Mortgage to secure the payment of the sum of Two Hundred and Fifty according to the terms of One certain Mortgage Note this day executed and delivered by the said to the said party of the second part: Due in three years from date, with interest from date to maturity or default as evidenced by coupons attached to said note and interest after maturity or default at the rate of ten per cent per annum until fully paid. Grantors reserve the right to pay Fifty Dollars or any multiple thereof at any interest payment 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 his 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

L. H. Gorse

Christopher Armstrong
Mary E. Armstrong

STATE OF KANSAS,

County of Douglas } SS.

Be it Remembered, That on this 25th day of October, A. D. 1898, before me, L. H. Gorse, a Notary Public in and for said county and State, came Christopher Armstrong and Mary E. Armstrong his wife 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 Jan. 16th 1901

Recorded November 8th A. D. 1898, at 9⁴⁰ o'clock A. M.

L. H. Gorse

Notary Public.

L. H. Gorse

Register of Deeds.

The following is returned on the original instrument
\$250.00 Lawrence, Kans. May 9th 1900.

Received of Christopher Armstrong and Mary E. Armstrong his wife
the sum of Two Hundred and Fifty Dollars in full satisfaction of the mortgage
Adolf Rau
E. A. Kassel app.

Recorded May 10th 1900. L. H. Gorse, Register of Deeds