

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 14th day of November in the year of our Lord one thousand eight hundred and ninety eight between Francis L. Gormont and Effie D. Gormont his wife of the County of Douglas and State of Kansas of the first part, and Mrs. Elizabeth Cullen of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three Hundred (\$300) 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: The North East quarter of Section No. Twenty Three (23) in Township No. Fourteen (14), of Range No. Eighteen (18) East of the 6th P.M. containing 160 acres, more or less. Subject, however, to one thousand dollar mortgage given to Wm. J. Sinclair, December 27, 1895 and recorded in office of Register of Deeds in and for Douglas County, Kansas, in Mortgage Book "30" at page 446

with all the appurtenances, and all the estate, title and interest of the said part all 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 as above noted and that they will warrant and defend the same in the quiet and peaceable possession of said second party her 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 Three Hundred Dollars

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 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 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 part 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 making such sale on demand to the said Parties of the first part 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

Francis L. Gormont (SEAL.)

Effie D. Gormont (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,
County of Douglas County } SS.

Be it Remembered, That on this 19th day of November, A. D. 1898, before me, Wm. J. Sinclair, a Notary Public in and for said county and State, came Francis L. Gormont and Effie D. Gormont, 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 Nov. 9 - 1900 Wm. J. Sinclair Notary Public.

Recorded November 19 A. D. 1898 at 1:50 o'clock P.M.

G. J. Sinclair
Register of Deeds.

Released See Book 39 Page 16

