

This Indenture, Made this 12th day of June in the year of our Lord one thousand eight hundred and ninety nine between Julia Roberts, widow of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Alfred Mair of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Three hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, hath sold and by these presents doth 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 number twenty (20) and Twenty-one (21) Christian sub-division of block number Ten (10) in the second addition to the City of Lawrence, Douglas County, Kansas.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Julia Roberts doth hereby covenant and agree that at the delivery hereof she is the lawful owner 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 Three Hundred Dollars

according to the terms of one certain promissory note this day executed and delivered by the said Julia Roberts to the said party of the second part: Payable three years after date with interest at 8% semi-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 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 of the second part making such sale on demand to the said party of the first part, her heirs and assigns.

In Witness Whereof, The said party of the first part, hath hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

Jennie Gatt
Having first been explained to party of first part, who said she understood the same, and made her mark hereon in my presence,
STATE OF KANSAS,
County of Douglas } SS.

Julia Roberts (SEAL)
mark (SEAL)
(SEAL)
(SEAL)

Be it Remembered, That on this 12th day of June, A. D. 1899, before me, Jennie Gatt a Notary Public in and for said county and State, came Julia Roberts, widow,

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 30th March 1900 Jennie Gatt Notary Public
Recorded June 14th A. D. 1899, at 11⁰⁵ o'clock A. M.

G. B. Foxman
Register of Deeds.

The following is indexing on foregoing instrument
\$300.00 Lawrence Kansas August 27th 1900.
By order of Julia Roberts the within named Mortgagee do hereby
three hundred and no dollars in full satisfaction of the within Mortgage
Alfred Mair
Recorded Aug 27th 1900. G. B. Foxman Register of Deeds.