

This Indenture, Made this Twenty fourth day of August in the year of our Lord one thousand eight hundred and ninety nine between Katherine E. Robinson and W. E. Robinson, her husband of Laurance in the County of Douglas and State of Kansas of the first part, and C. H. Newby of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of One Thousand 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 parties 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:

Commencing at a point on the west line of Massachusetts Street produced south from the City of Lawrence and fifty and fifty one 1/2 feet north of the south line of the south west quarter of section number thirty one 31 in Township number twelve 12 South range number twenty 20 east. Thence west three hundred and thirty 3/4 feet to the west line of Vermont Street, produced south from said City; Thence north on said produced line of Vermont Street sixty four and one half 64 1/2 feet; Thence east three hundred and thirty 3/4 feet to said west line of Massachusetts Street; Thence south one and one half 1 1/2 feet to beginning of said quarter section thirty one 31 of Lawrence, Douglas County, Kansas, including to corner at said point and by metes and bounds as 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.

This grant is intended as a Mortgage to secure the payment of the sum of One Thousand

according to the terms of One certain Mortgage Notes this day executed and delivered by the said Katherine E. Robinson and W. E. Robinson to the said parties of the second part:

Due August 24th 1904 with interest from date to maturity or default as evidenced by coupon attached to said note and interest after maturity or default at the rate of ten per cent per annum until fully paid.

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 parties 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 parties 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 cost and charges for making such sales, and the overplus, if any there be, shall be paid by the 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

L. H. Cores

Katherine E. Robinson (SEAL)

W. E. Robinson (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS,

County of Douglas } SS.

Be it Remembered, That on this 24th day of August, A. D. 1899, before me, L. H. Cores, a Notary Public in and for said county and State, came Katherine E. Robinson and W. E. Robinson 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 January 16th 1901 L. H. Cores Notary Public.

Recorded August 24th A. D. 1899, at 4 o'clock P. M.

H. S. Doxman Register of Deeds.

(Vol. 100, Sec. 37 Page 1405)

