

This Indenture, Made this 9th day of September in the year of our Lord one thousand eight hundred and ninety nine between Louis Nero and Emeline Nero, his wife of the City of Lawrence, in the County of Douglas and State of Kansas of the first part, and William C. Sinclair, of the same place of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Eight hundred 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: Lot No. Thirteen (13), Fourteen (14) and the south Fifteen (15) feet of Lot No. Fifteen (15), all in Block No. Three (3) of David Clark, an addition to the City of Lawrence. The said parties of the first part hereby agree that they will maintain insurance to the amount of \$1000 on the building now on or to be erected on said lot during the existence of this mortgage, 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 Eight hundred dollars.

according to the terms of One 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 five years from date, with interest from date to maturity as evidenced by coupon attached thereto, and in full 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, 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 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, sealed and delivered in presence of

Witness to marks:
Antoinette Brown
STATE OF KANSAS,
County of Douglas } SS.

Louis Nero (SEAL.)
Emeline Nero (SEAL.)
mark (SEAL.)
mark (SEAL.)

Be it Remembered, That on this 9th day of September, A. D. 1899, before me, James T. Brooks, a Notary Public in and for said county and State, came Louis Nero and Emeline Nero, his wife, 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. 4, 1901
Recorded Sept. 19 A. D. 1899, at 4⁴⁵ o'clock P. M.

James T. Brooks Notary Public.
G. D. Soxman Register of Deeds.

(For Satisfaction See Book 33 Page 552)