

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this Twenty eighth day of August in the year of our Lord one thousand eight hundred and ninety nine between Conrad J. Erickson and Matilda Erickson, husband and wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Joseph Jewell of the second part,

Witnesseth, That the said part is of the first part in consideration of the sum of Three 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 part y 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 lot number eighty eight 88 on Massachusetts Street in the City of Lawrence Douglas County Kansas, and the lot number one hundred and one 101 on New Hampshire Street, in the City of Lawrence, Douglas County, Kansas.

For Maps \$2.00

with all the appurtenances, and all the estate, title and interest of the said part is 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 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 Thousand Dollars.

according to the terms of One certain Mortgage Note this day executed and delivered by the said Conrad J. Erickson and Matilda Erickson to the said part y of the second part: Due in five 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 five 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 part y 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 part y 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 part y making such sale on demand to the said parties of the first part, their heirs and assigns.

In Witness Whereof, The said part is 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. Cores

Conrad J. Erickson (SEAL)

Matilda Erickson (SEAL)

STATE OF KANSAS,

County of Douglas } SS.

Be it Remembered, That on this 30<sup>th</sup> day of August, A. D. 1899, before me, L. H. Cores, a Notary Public in and for said county and State, came Conrad J. Erickson and Matilda Erickson, husband and 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 Jan. 16<sup>th</sup> 1901 L. H. Cores Notary Public,

Recorded Sept. 20 A. D. 1899, at 11<sup>40</sup> o'clock A.M.

G. J. Norman Register of Deeds.

The following is endorsed on the original instrument:  
The note herein described having been paid in full this Mortgage is hereby released and the lien thereby created is discharged.  
As witness my hand this 6<sup>th</sup> day of October, A. D. 1904,  
C. J. Edwards,  
Administrator of the Estate  
of Joseph Jewell, decd.

Recorded Oct 20 1904,  
C. J. Edwards,  
Register of Deeds.