

This Indenture, Made this 23^d day of September in the year of our Lord one thousand eight hundred and ninety nine between Sophia Fox and Stephen Fox, her husband, of Lawrence in the County of Douglas and State of Kansas of the first part, and William T. Sinclair of the second part,

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

Two 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 one hundred and seventy one (171) on the north side of Maple Street in Addition no. Three (3) in that part of the City of Lawrence formerly known as North Lawrence.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said

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 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 Two 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 three years, with interest from date to maturity as evidenced by coupons attached thereto, and interest after maturity or default at the rate of ten percent per annum until fully paid in cash or by installment 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 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 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 hand and seal the day and year first above written,

signed and delivered in presence of

Witness to mark

Antonietta Brown

STATE OF KANSAS,

County of Douglas } SS.

Sophia Fox

(SEAL.)

Stephen Fox

(SEAL.)

(SEAL.)

(SEAL.)

Be it Remembered, That on this 23^d day of September, A. D. 1899, before me,

a Notary Public in and for said county and State, came Sophia Fox and Stephen Fox, 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 Nov. 4, 1901.

Recorded Sept. 25th A. D. 1899, at 11³⁰ o'clock A. M.

James Brooks

Notary Public.

L. A. Doxman

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 said law
 created is discharged. As witness my hand, this 3^d day
 of March A.D. 1900—
 Wm. T. Sinclair
 Deputy
 Recorder of Deeds,
 By Little B. Sopeman,
 Recorder of Deeds,
 1900-25-1901-
 L. A. Doxman,
 Register of Deeds,
 1900-25-1901-