JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this _Second_ day of _October_ in the year of our Lord one thousand eight hundred and ninety-_nine_ between _Richard Wagstaff (a widower)_ of _the City of Lawrence_ in the County of _Douglas_ and State of _Kansas_ of the first part, and _William T. Sinclair, of the same place_ of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of _Eighteen hundred_ DOLLARS, to _him_ duly paid, the receipt of which is hereby acknowledged, ha_th_ sold and by these presents do_th_ 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 _Lot No. Five (5) Morland Place, according to the recorded plat thereof. The said party of the first part hereby agrees that he will maintain insurance to the amount of $1800 on the buildings 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 part_y_ of the first part therein, And the said _Richard Wagstaff_ do_th_ hereby covenant and agree that at the delivery hereof _he 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 _and that he will warrant and defend the same in the quiet and peaceable possession of said second party, his heirs or assigns forever, against all persons lawfully claiming the same._

This grant is intended as a Mortgage to secure the payment of the sum of _Eighteen hundred dollars_

according to the terms of _One_ certain _Mortgage Note_ this day executed and delivered by the said _party of the first part_ to the said part_y_ of the second part _Due in five years from date, with interest from date to maturity as evidenced by coupons attached thereto, and interest 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 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 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 _party of the first part, his_ heirs and assigns.

In Witness Whereof, The said part_y_ of the first part, ha_th_ hereunto set _his_ hand and seal the day and year first above written.

Signed and delivered in presence of

Richard Wagstaff (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF KANSAS, } SS.
County of _Douglas_ }

Be it Remembered, That on this _2_ day of _October_, A. D. 189_9_, before me, _Joseph A. Riggs_ a Notary Public in and for said county and State, came _Richard Wagstaff (a widower)_ 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 _Mch 28, 1901_ _Joseph A. Riggs_
Notary Public
Recorded _Oct 2_ A. D. 1899, at _5_ o'clock P. M.

G. S. Boxman
Register of Deeds

_In consideration of ___ ment of the within mortgage I hereby release the same this 26 day of July AD 1905_

Wm T Sinclair

Attest D. W. Armstrong
Register of Deeds

Rev. Stamp 50¢