

This Indenture, Made this 11th day of September in the year of our Lord one thousand eight hundred ~~and~~ ninety-nine between Jacob A. Moak, an unmarried man of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and William S. Sinclair, of the same place, of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of One Thousand DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, ha^{ve} sold and by these presents do he 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: the south half of lot No. Twenty-eight (28) on Massachusetts Street, in the City of Lawrence. The said party of the first part hereby agrees that he will maintain insurance to the amount of \$1000. on the building now on lot to be created 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 party of the first part therein. And the said Jacob A. Moak do he 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 One Thousand 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 party of the second part: Due in five years from date, with interest from date to maturity as provided by contract attached thereto, and interest after maturity or default at the rate of ten percent 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 party of the first part, his heirs and assigns.

In Witness Whereof, The said party of the first part, ha^{ve} hereunto set his hand and seal the day and year first above written.

Signed and delivered in presence of

STATE OF KANSAS, } SS.
County of Douglas

Be it Remembered, That on this 10th day of October, A. D. 1897, before me, Joseph E. Riggs, a Notary Public in and for said county and State, came Jacob A. Moak, an unmarried man, 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 March 25th 1901
Recorded Oct. 10 A. D. 1897, at 12³⁰ o'clock P.M.

W. S. Sinclair
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 heirs thereby created discharged.
As witness my hand this 12th day of May A.D. 1902
Wm. S. Sinclair

Recorded Sept 14 1907
Thos L Lawrence
Register of Deeds