

This Indenture, Made this First day of December in the year of our Lord one thousand eight hundred and ninety nine between Sarah O. Simpson, a widow,

of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Sarah E. May, of Philadelphia, Pennsylvania, of the second part,

Witnesseth, That the said part y of the first part in consideration of the sum of Six hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do tho grant, bargain, sell and mortgage to the said part y of the second part her 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. 100 (but hundred and eleven (11) and one hundred and Thirteen (13) on New Hampshire street, in the City of Lawrence.

with all the appurtenances, and all the estate, title and interest of the said part y of the first part therein. And the said party of the first part do tho hereby covenant and agree that at the delivery hereof, she 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 she will warrant and defend the same in the quiet and peaceable possession of said second party, her 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 Six hundred Dollars, being part purchase money of above described property. according to the terms of and 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 two years, with interest from date to maturity as evidenced by coupons attached thereto, and interest to maturity or default at the rate of ten per cent per annum until fully paid in each year by Sheriff Deed to above described property, together with possession being 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 her 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 her 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 cost 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, her heirs and assigns.

In Witness Whereof, The said part y of the first part, ha tho hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

Sarah O. Simpson (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS,
County of Douglas } SS.

Be it Remembered, That on this 4th day of December, A. D. 1899, before me, a Notary Public in and for said county and State, came Sarah O. Simpson, a widow, 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. 9, 1900. Wm. T. Sinclair Notary Public.
Recorded December 5 A. D. 1899, at 2³⁵ o'clock P. M.

G. H. Newman
Register of Deeds.

The following is endorsed upon the original instrument
The note herein described having been paid in full, this mortgage
is hereby released, and the lien thereby created, discharged. As witness
my hand this 14 day of October A.D. 1900
Sarah E. May,

Filed Oct 17-1900
L. B. Lohman
Register of Deeds
By Eliza B. Simpson,
Deputy

