

QUARREL CO., LAWRENCE, KAN.

This Indenture, Made this 8<sup>th</sup> day of December in the year of our Lord one thousand eight hundred and 99 between John Cannon and Jennie Cannon, his wife, 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 parties of the first part in consideration of the sum of Eight 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 parties 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 10 in Block 10, Twenty-two (22) in Sinclair's Addition to the City of Lawrence.

with all the appurtenances, and all the estate, title and interest of the said parties 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 owners 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 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 Eight 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 parties of the second part: Due in five years from date, with interest from date to maturity, as evidenced by receipt of the said parties, and interest to maturity or default at the rate of five per cent. per annum until fully paid in cash by Sheriff's Deed to the said property, together with possession 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 parties 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 parties 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 parties of the first part, this heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seal the day and year first above written.

Signed and delivered in presence of

(Notes stamped)

John Cannon (SEAL.)  
Jennie Cannon (SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS,  
County of Douglas } SS.

Be it Remembered, That on this 8<sup>th</sup> day of December, A. D. 1899, before me, Joseph C. Riggs, a Notary Public in and for said county and State, came John Cannon and Jennie Cannon, his wife, to me personally known to be the same persons 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 29<sup>th</sup> 1901.

Recorded December 8<sup>th</sup> A. D. 1899, at 3<sup>02</sup> o'clock P.M.

Joseph C. Riggs  
Notary Public.  
W. A. Maxmair  
Register of Deeds.

The following is interest on 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 5<sup>th</sup> day of December, A. D. 1900  
J. W. Sinclair

Recorded Dec 6<sup>th</sup> 1900  
J. W. Sinclair Register of Deeds