

This Indenture, Made this Fifth day of January in the year of our Lord one thousand eight hundred and ninety nine hundred between Maud Shearer, a widow,

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 Thirty-seven hundred and fifty DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do she 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. Seventy four (74) and the south half of lot No. Seventy five (75), both in Massachusetts state, in the City of Lawrence first party agreeing to maintain insurance to the amount of \$2500 on the building now on, or to be erected on, said lots 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

Maud Shearer do she 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, 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

Thirty-seven hundred and Fifty Dollars according to the terms of her 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 February 5th, 1900, with interest from date to maturity as evidenced by coupons attached thereto, and interest to term maturity or default at the rate of ten per cent per annum until fully paid in cash by Sheriff Deeds above described 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 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 party making such sale on demand to the said party of the first part, her heirs and assigns.

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

Signed and delivered in presence of

Rev. Shamp^l 1.50

Maud Shearer

(SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,
County of Douglas } SS.

Be it Remembered, That on this 5th day of January, A. D. 1900, before me, James Brooks a Notary Public in and for said county and State, came Maud Shearer, 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 4 1901

Recorded January 10 A. D. 1900, at 11⁵⁰ o'clock A. M.

James Brooks
Notary Public

H. D. Dorman
Register of Deeds

(For Release See Book 44 Page 172)
(For Release See Book 58 Page 581)

(For Assignment See Book 39 Page 191)

