

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this Twenty-fifth day of April in the year of our Lord one thousand eight hundred and ninety nineteen hundred between Oliver O. Fletcher and Minnie O. Fletcher, his wife of _____ in the County of Douglas and State of Kansas of the first part, and William S. Sinclair, of Lawrence, Douglas County, Kansas of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Two hundred and fifty 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 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-west quarter of the northeast quarter of section No. seven (17), in Township No. fourteen (14) South of Range No. twenty (20) East of the 6th P.M. containing forty (40) acres of land more or less, and being the homestead of said parties of the first part.

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 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 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 Two hundred and fifty

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 party of the second part: Due in one year from date, with interest from date to maturity as evidenced by coupons attached thereto, and interest after maturity or default at the rate of six percent per annum until fully paid.

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 his 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 party of the first part, their heirs and assigns.

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

Signed
Signed and delivered in presence of

Oliver O. Fletcher (SEAL.)

Minnie O. Fletcher (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } SS.

Be it Remembered, That on this 25th day of April, A. D. 1890, before me, Joseph C. Riggs, a Notary Public in and for said county and State, came Oliver O. Fletcher and Minnie O. Fletcher, his wife 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 subscribed my name my hand and affixed my official seal on the day and year last above written.

My commission expires Nov. 26 1901 Joseph C. Riggs Notary Public.

Recorded April 25 A. D. 1890, at 5 o'clock P. M.

L. S. Doxman Register of Deeds.

The following is endorsed 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 12th day of February A.D. 1901
 W. S. Sinclair
 Recorded Jan 19th A.D. 1900
 A. W. Armstrong
 Register of Deeds
 By J. C. Doxman
 Deputy