

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 31st day of May in the year of our Lord one thousand eight hundred and ninety seven between Miriam R. Frazer, widow of the City of Lawrence in the County of Douglas and State of Kansas of the first part, and Mary E. Wilder of the same place of the second part,

Witnesseth, That the said part of of the first part in consideration of the sum of One Thousand (\$1,000) DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, ha ✓ sold and by these presents do ✓ grant, bargain, sell and mortgage to the said part of 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 number one hundred and sixty five (165) on Vermont street in the City of Lawrence aforesaid.

with all the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said Miriam R. Frazer do ✓ 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 keep the buildings thereon insured against loss by fire to the amount of twelve hundred dollars.

This grant is intended as a Mortgage to secure the payment of the sum of One Thousand (\$1,000) and semi annual interest thereon at a rate of 7% per annum for three years according to the terms of a certain promissory note with semi annual interest coupons this day executed and delivered by the said Miriam R. Frazer to the said part of of the second part:

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 of 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 of 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 of making such sale on demand to the said Miriam R. Frazer, her heirs and assigns.

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

Sealed
Signed and delivered in presence of

Miriam R. Frazer (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } SS.

Be it Remembered, That on this 31st day of May A. D. 1897, before me, H. F. March a Notary Public in and for said county and State, came Miriam R. Frazer, (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 July 22, 1897 H. F. March
Recorded May 31st A. D. 1897, at 5⁵⁵ o'clock P.M. Notary Public.

L. A. Sorrows
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 land hereby created discharged. Witness my hand, this 31st day of December A.D. 1901—
Mary E. Wilder

Hattie M. Jenkins

Deputy.

Recorded Dec. 6th 1901—

L. A. Sorrows

Register of Deeds

Myself B. Sorrows