

JOURNAL CO., LAWRENCE, KAN.

This Indenture, Made this 21<sup>st</sup> day of July in the year of our Lord one thousand eight hundred and ninety nine hundred between George F. Stearns and Amelia J. Stearns his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Stella Boardman of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Three 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 party 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 two hundred and twenty four (224), on Ohio Street in the City of Lawrence in said County and State.

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 Save a certain other mortgage for the sum of \$600, dated 24<sup>th</sup> April 1900 made by and between same parties hereto.

This grant is intended as a Mortgage to secure the payment of the sum of Three 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 party of the second part: payable three years after date with interest semi-annually according to coupon attached, and interest after maturity at 10% per annum reserved to pay \$50 or any multiple on account principal money on and after each year 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 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 party 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 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, sealed and delivered in presence of

Hugh Blair

G. F. Stearns

Amelia J. Stearns

STATE OF KANSAS,

County of Douglas County } SS.

Be it Remembered, That on this 21<sup>st</sup> day of July, A. D. 1900, before me, Hugh Blair a Notary Public in and for said county and State, came George F. Stearns and Amelia J. Stearns 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 my hand and affixed my official seal on the day and year last above written.

My commission expires 28<sup>th</sup> Decr 1901 Hugh Blair Notary Public.  
Recorded July 21<sup>st</sup> A. D. 1900, at 1<sup>st</sup> o'clock P. M.

G. D. Saxman  
Register of Deeds.

(The following is endorsed on the original instrument)

Recorded March 24 1911  
Received of C. F. Stearns the present owner of the within described property conveyed by Mortgage recorded in Book 36 page 511 of Mortgages, the sum of Three hundred Dollars in full satisfaction of the within mortgage and the Register of Deeds of Douglas County, Kansas is authorized to release the same of Record.  
Stella Boardman