

This Indenture made this 31st day of March in the year of our Lord one thousand eight hundred and eighty four between Isabella A. Toothaker and George H. Toothaker her husband of Lawrence in the County of Douglas and State of Kansas of the first part and R. H. Ludington of Lawrence in the County of Douglas and State of Kansas of the second part;

Witnesseth-That the said parties of the first part for and in consideration of the sum of Thirty one Hundred and twenty five (\$3125) 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 situate in the County of Douglas and State of Kansas described as follows to wit: Lot numbered Twenty two (22) on Vermont Street in the City of Lawrence it being the livery stable premises across the alley from and immediately in the rear & west of the Eldridge House with the appurtenances and all the estate title and interest of the said parties of the first part therein.

This Grant is intended as a Mortgage to secure the payment of the sum Thirty one hundred and Twenty five (\$3125) Dollars according to the terms of three certain promissory notes this day executed by both parties of first part in favor of and delivered to said grantee described as follows: One note for \$1000- due on or before one year from this date - \$1000 note due on or before two years from this date and one note of \$1125- due on or before three years from date of this instrument- all to bear interest at rate of 8 per cent per annum. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in said payment- or any part thereof as provided, then this conveyance shall become absolute and it shall be lawful for said party of the second part his heirs administrators and assigns at any time thereafter to sell the premises hereby granted, or any part thereof in the manner prescribed by law and out of all the moneys arising from such sale to retain the amount then due for principal and interest together.

In consideration of full payment of the within mortgage I hereby release the same this 30th day of May 1895

R. H. Ludington

Witness
Isabella A. Toothaker
George H. Toothaker

See Deed Book 57 Page 323 for Court record