

This Indenture, Made this Twenty-fifth day of February in the year of our Lord, Nineteen
hundred and Four, between James G. Buckminster and Rachel H. Buck-
minster, his wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
William P. Hendland of the second part:

Witnesseth, That the said part one of the first part, in consideration of the sum of Five Hundred (\$500.) 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 part of 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: Lot One hundred and Ninety (199) and One Hundred Twenty (200) on the South side of Lincoln Street, in Addition No. 3, in that part of the City of Lawrence not known as North Twenty Also the following described land in Jefferson County, Kansas, to wit: The West One-half and half of the West One-half of Section No. Eighteen (18), in Township No. Eleven (11) South of Range No. Twenty (20) East of the 8th M. & C. Meridian (9) done and to be as follows: Begin on town ship line Twenty-two (22) rods South of North West corner of the North West Quarter of the North West Quarter, thence North (22) rods to section corner, thence East 22 rods, thence South 22 rods, thence in a straight line to point of beginning. Said last described piece of land being subject to mortgage of \$500, executed January 15th, 1901, in Book 77 of Mortgages, at page 116, in Jefferson County records. Copies of the first part hereby agree to maintain insurance on the building now on or to be erected on said Lots 119 and 120 in Addition No. 3, North Lawrence, to the amount of \$500, for the benefit of the said party of the first part, or assigns, during the existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said part _____ of the first part therein. And the said _____ do hereby covenant and agree that at the delivery hereof _____ they are _____ the lawful owners 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 the said party of the second part, his heirs and assigns forever, against all persons lawfully claiming same _____. This Grant is intended as a Mortgage to secure the payment of the sum of Five 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
said in four years from date, with interest, from date of maturity, as said need by coupons attached.
there, and in case of non-payment or default at the rate of 10% per annum until fully paid in cash by
the said party of the second part premises.

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 the second part the executors, 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 sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the part of making such sale, on demand, to said parties of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

Rachel H. Buckminster [SEAL]
J. H. Buckminster [SEAL]
 _____ [SEAL]

STATE OF KANSAS,

Bounty of Douglas

BE IT REMEMBERED, That on this 25th day of February, A. D. 1924, before me
the undersigned _____ a Notary Public in and for said County and State, came
James H. Cuckminstrant and Rachel H. Cuckminstrant his wife
D.S. _____ to me personally known to be the same
persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name: and affixed my official seal on the day and year last above written.

My Commission Expires Nov 5 1905

James Brooke
Notary Public.

Filed for Record the 24th day of February A. D. 1926, at 2⁰⁵ o'clock P. M.

Wm. Armstrong _____ Register of Deeds.

By J. C. Lowman Deputy

For Release See Book 54 Page 549