

Whereas, the said William T. Sinclair, by deed dated April 15, 1914 and recorded in Book 90 at page 588 sold and assigned said commission mortgage, to I. J. Meade and Henry H. Asher, Trustees for the benefit of creditors of the said William T. Sinclair, deceased, and thereafter said trustees by virtue of said Trust deed, received possession of said commission mortgage, and have collected the same from the said W. H. Eastman, and have duly filed in the office of the Recorder of Deeds of Douglas County, Kansas their release and satisfaction thereof. and

Lot 196 Ohio St. Lawrence, Kansas

R. C. Manley,
Administrator of the estate of
William T. Sinclair, deceased.

Before me the undersigned, a Notary Public in and for the county and state aforesaid personally appeared R. C. Manley, Administrator of the estate of William T. Sinclair, deceased, and known to me to be such person and such administrator, and duly acknowledged the execution of the above and foregoing release to be his act and deed as such administrator for the purposes therein expressed. Dated Lawrence, Kansas this 27th day of October, 1920.

(L.S.)

Estlin Northrup
Register of Deeds,
Farm House
Deputy.

MORTGAGE.

Witnesseth, that said parties of the first part, in consideration of the sum of Twenty five hundred (\$2,500.00) Dollars, paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby sell and convey unto the said second party, its successors or assigns, the following described real estate, situated in the County of Douglas and State of Kansas. to wit:

To have and to hold said premises with all appurtenances thereunto belonging, unto the said party of the second part, its successors or assigns, forever. The said parties of the first part covenants with the party of the second part, that said parties of the first part are lawfully seized in fee simple of said premises; that they have good right to sell and convey said premises; that said premises are free and clear from all liens and encumbrances; and that they will warrant and defend the title to the said premises unto the said party of the second part, and unto its successors or assigns forever, against the claims of all persons, and the said parties of the first part hereby relinquishes all their marital and homestead rights, and all other contingent interest in said premises, the intention being to convey hereby an absolute title to said premises in fee simple.

First, that said party of the first part shall pay, or cause to be paid to the party of the second part, its successors or assigns, Twenty five hundred (\$2,500.00) Dollars on the first day of November, 1930 with interest thereon, payable semiannually from November 1st, 1920, according to the terms of one promissory bond or note with interest notes attached, signed by said party of the first part, payable to the order of the Bankers Life Insurance Company of Nebraska, and bearing even date herewith,

Second, In consideration of the rate of interest at which the loan hereby secured is made, said party of the first part expressly agrees to pay any and all taxes and assessments which may be levied or assessed under the laws of the state of Kansas against said bond or notes hereby secured, or the mortgage securing the same, or against the owner of said bond or notes and mortgage on account of the debt hereby secured. If, however, such taxes and assessments added to the interest shall exceed ten per cent per annum upon such principal, then the mortgagors herein shall pay only so much of such taxes and assessments as, added to the interest herein and in said note contracted, shall equal ten per cent on the principal of the debt hereby created and secured.

[illegible]