

This Indenture made this twenty third day of August in the year of our Lord one thousand eight hundred and eighty four between James E. Borders of Lawrence in the County of Douglas and State of Kansas of the first part and William D. Sinclair of same place of the second part;

Witnesseth That the said party of the first part in consideration of the sum of Six Hundred Dollars to him duly paid the receipt of which is hereby acknowledged hath sold and by these presents doth 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 situated in the County of Douglas and State of Kansas described as follows to wit; Lots to. Nineteen (19) in Block to. Fourteen (14) in Lane Place Addition adjoining the City of Lawrence with the appurtenances and all the estate title and interest of the said party of the first part therein. And the said James E. Borders doth hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear and clear of all incumbrances,

This Grant is intended as a mortgage to secure the payment of the sum of Six Hundred Dollars due in annual payments of One Hundred Dollars each with interest from date until paid at the rate of eight per cent per annum payable annually the same being part purchase money of the above premises according to the terms of six certain promissory notes this day executed and delivered by the said James E. Borders to the said party of the second part; and this conveyance shall be void if such payment 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 to the amount of Six Hundred Dollars then this conveyance shall become absolute and the whole shall become due and payable and it shall be lawful for said party of the second part his 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 his executors administrators or assigns and out of all the money arising from such sale to retain the amount then due for principal and interest together with the costs and charges of making such sale

The following is endorsed on the original instrument
In consideration of full payment of the within mortgage
I hereby release the same this 16th day of May 1892
Wm. D. Sinclair

Recorded May 16th 1892

James Borders
Register