

Recorded Oct. 14th 1884 at 11³⁰ o'clock A.M.

Alfred Donald
Register of Deeds.

This Indenture, Made this first day of September in the year of our Lord one thousand eight hundred and eighty four between Caroline E. Watson and James E. Watson her husband of Lawrence in the County of Douglas and State of Kansas of the first part and Sarah M. O'Dell of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One Thousand 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 No. Sixty six (66) Ohio Street in the City of Lawrence in said County and State with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said Caroline E. Watson & James E. Watson 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 except a certain mortgage theretofore given to said party of second.

This Grant is intended as a Mortgage to secure the payment of the sum of one thousand Dollars three years from the date hereof with ten per cent interest thereon according to the terms of a certain promissory this day executed and delivered by the said Caroline E. Watson & James E. Watson 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, 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 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 her executors, administrators and assigns: and out of all the moneys arising from such sale, to retain