

Recorded January 3rd 1895 at 8⁴⁰ O'clock A.M.

A. J. Hornold
Register of Deeds.

This Indenture made this first day of January in the year of our Lord one thousand eight hundred and eighty five between R. O. Jones of Lawrence in the County of Douglas and State of Kansas of the first part and Wm. J. Sinclair of Lawrence Kansas of the second part;

Witnesseth, That the said party of the first part in consideration of the sum of Two 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;

Lot No. Five (5) in Block No. Twenty three (23) in Sinclair's Addition to 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 R. O. Jones 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 of all incumbrances.

This grant is intended as a Mortgage to secure the payment of the sum of Two Hundred Dollars on or before two (2) years from date hereof with interest from date until paid at the rate of seven and one half (7 1/2) per cent per annum payable annually the same being part purchase money of said premises according to the terms of a certain promissory note this day executed and delivered by the said R. O. Jones 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 late 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 his executor administrators or 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 executor administrators or assigns and out of all the moneys arising from such sale to retain the amount then due for principal and interest together with the costs and charges of making

In consideration of full payment of the within mortgage I hereby release the same this 10th day of January 1895.

Wm. J. Sinclair

Attest
James B. Foster
Register of Deeds