

My commission expires Mch. 31. 1886

Recorded January 10th 1885 at 4 O'clock P.M.

A. J. Arnold
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 A. C. Griesa & P. E. Griesa of Lawrence in the County of Douglas and State of Kansas of the first part and Mrs. Frank L. Sinclair of same place of the second part:

Witnesseth That the said parties of the first part, in consideration of the sum of Three Hundred 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:

The west one third ($\frac{1}{3}$) of Block No. Twenty eight (28) in West Lawrence with the appurtenances, and all the estate title and interest of the said parties of the first part therein And the said Parties of the first part 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.

This Grant is intended as a Mortgage, to secure the payment of the sum of Three Hundred Dollars as follows: One Hundred Dollars in one (1) year and Two Hundred Dollars in two (2) years from date with interest at the rate of seven (7) per cent per annum from date until paid payable annually, the same being part purchase money of above premises according to the terms of two certain promissory notes this day executed and delivered by the said parties of the first part 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, 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

The following is enclosed in the original instrument -
In consideration of full payment of the within mortgage hereby
Release the same this 19th day of Jan 1885 -
Frank L. Sinclair

Recorded April 23rd 1885
James B. Foster
Register of Deeds