

This Indenture made this sixteenth-day of June in the year of our Lord one thousand eight hundred and eighty five between Frank L. Woodruff and Lora A. Woodruff his wife of Lawrence in the County of Douglas and State of Kansas of the first part and W. B. Carter of the second part:

Witnesseth That the said parties of the first part in consideration of the sum of One Thousand five 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 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. Twenty two (22) on Ohio Street in the City of Lawrence in said County and State according to the plat of said City 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 One Thousand five hundred dollars in five years from date with interest thereon at eight per cent per annum payable semi-annually according to the terms of one certain note and coupons this day executed and delivered by the said Frank L. Woodruff 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 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

The following is indorsed on the original instrument:
In consideration of full payment of the within mortgage
I hereby release the same this 8th day of Dec. 1885

W. B. Carter

Recorded December 11, 1885

W. B. Carter