

This Indenture,

Made this 2nd day of June
A. D. 19 52, between Clyde W. Robinson and Alice G. Robinson, Husband and Wife

of Baldwin, in the County of Douglas and State of Kansas
of the first part, and Zella Francis

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Thirty Five Hundred and No/100 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 Y 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 number Ninety Two (92) and the East Four Feet (4 Feet) of Lot Ninety Three (93) on High Street in the City of Baldwin City, County and State aforesaid, to include an undivided One-Half interest in the partition wall along the West side of said tract.

with all 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 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 Thirty Five Hundred and No/100 Dollars, according to the terms of One certain Note this day executed and delivered by the said parties of the first part to the said party Y of the second part.

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, 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 amount shall become due and payable, and it shall be lawful for the said party Y 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; 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 such sale, and the overplus, if any there be, shall be paid by the party Y making such sale, on demand, to said party of the first part

her heirs and assigns

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal this day and year first above written.

Signed, sealed and delivered in presence of

Clyde W. Robinson (SEAL)
Alice G. Robinson (SEAL)

(SEAL)
(SEAL)

See (), vol. 11, Mortgage Law Book 131 page 280