

MORTGAGE RECORD No. 38.

MORTGAGE Standard Form. SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN.

This Indenture, Made this Third day of July in the year of our Lord, one thousand nine hundred and One, between J. C. Richardson and Celia Richardson, his wife, of Lawrence in the County of

Douglas and State of Kansas, of the first part, and Wm. J. Sinclair, of Lawrence, Douglas County, Kansas, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Two hundred and fifty (\$250.00) 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 part 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. one hundred and seventeen (117) in Addition No. Three (3), North Lawrence, in the City of Lawrence-
Said parties of the first part hereby agree to keep the buildings erected on said lot insured for at least \$200.00 during the existence of this loan-

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said

J. C. Richardson and Celia Richardson, his wife, 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 and that they will warrant and defend the same in the quiet and peaceable possession of said second part, his heirs or assigns forever against all persons lawfully claiming the same.

This Grant is intended as a Mortgage to secure the payment of the sum of Two hundred and fifty (\$250.00) Dollars,

according to the terms of due certain Note this day executed

and delivered by the said J. C. Richardson for part purchase money for above described property to the said part of the second part

Due in five years from date, with interest from date to maturity as evidenced by coupon attached thereto and interest after maturity or default at the rate of 10% per annum until fully paid in cash or by Sheriff's Deed.

and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the said part 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; and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the costs and charges of making such sales, and the overplus, if any there be, shall be paid by the parties making such sale, on demand, to the said J. C. Richardson, his, heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

J. C. Richardson (SEAL.)
Celia Richardson (SEAL.)
(SEAL.)

STATE OF KANSAS,

County of Douglas COUNTY } ss.

BE IT REMEMBERED, That on this 9th day of July A. D. 1901, before me

James Brooks a Notary Public in and for said County and State, came J. C. Richardson and Celia Richardson his wife

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name set my hand and affixed my official seal on the day and year last above written:

My Commission Expires Nov. 4 1901

James Brooks Notary Public

Filed for Record the 13th day of July A. D. 1901, at 11²⁰ o'clock A. M.

H. J. Bowman Register of Deeds

In consideration of mortgage
ment of the in mortgage
I hereby release the same title
1165... day of October 1905

Wm. J. Sinclair
Attest Arthur Amesbury
Register of Deeds