

## MORTGAGE RECORD No. 38.

MORTGAGE Standard Form. SAME DODD WORTH BOOK CO., LEAVENWORTH, KAN.

This Indenture, Made this 14<sup>th</sup> day of August in the year of our Lord, one thousand hundred and One, between Peter Ralston and Charles Earnest Ralston, both unmarried, of Douglas in the County of Douglas and State of Kansas, of the first part, and Wm. T. Sinclair, of Lawrence, Kansas, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of fourteen hundred (\$1400) 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 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:

The south east quarter (1/4) of Sec. No. Eleven (11), and the north half (1/2) of the south west quarter (1/4) of Sec. No. Twelve (12); all in Township No. Fifteen (15) South, of Range No. Eighteen (18) East of 6<sup>th</sup> P.M., containing in all 240 acres of land, more or less.

with all the appurtenances, and all the estate, title and interest of the said part is 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 and that they will warrant and defend the same in the quiet and peaceable possession of second party, his heirs and assigns forever against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of fourteen (\$1400) Dollars,

according to the terms of one certain promissory note this day executed and delivered by the said Peter Ralston and Charles Earnest Ralston to the said part of of the second part due and first year from date, with interest from date to maturity as evidenced by coupons attached thereto, and interest after maturity 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 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 part of making such sale, on demand, to the said Peter Ralston and Charles Earnest Ralston, their heirs and assigns.

IN WITNESS WHEREOF, The said part is 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

Peter Ralston (SEAL)

Chas. Earnest Ralston (SEAL)

(SEAL)

STATE OF KANSAS,

County of Douglas COUNTY ss.

BE IT REMEMBERED, That on this 29<sup>th</sup> day of August A. D. 1901, before me

Nellie Benjamin a Notary Public in and for said County and State, came

Peter Ralston and Charles Earnest Ralston

both unmarried 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 Sept. 29 1903

Nellie Benjamin Notary Public

Filed for Record the 29 day of Aug A. D. 1901 at 3 o'clock P. M.

G. H. Foxman Register of Deeds

In consideration of full payment of the within mortgage I hereby releasing the same 29<sup>th</sup> day of Aug. 1901

Attest All. Benjamin, Register of Deeds.



In consideration of full payment of the within mortgage

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