

MORTGAGE RECORD No. 38.

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

This Indenture, Made this Twentieth day of November in the year of our Lord, one thousand Thirteen hundred and One, between Phoebe Jane Sherman, a widow, of Lawrence in the County of Douglas and State of Kansas, of the first part, and William T. Sinclair, of the same place, of the second part:

Witnesseth, That the said part of of the first part, in consideration of the sum of One hundred and fifty Dollars, to her duly paid, the receipt of which is hereby acknowledged, hath sold, and by these presents doth 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:

Lots Nos. Five (5) and Six (6), in Block No. Twenty-two (22), of Sinclair's Addition to the City of Lawrence-

with all the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said party of the first part do th hereby covenant and agree that at the delivery hereof she is 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 save a prior mortgage of \$1,200. to Wm. T. Sinclair, and that she will warrant and defend the same in the quiet and peaceable possession of said second party, his heirs or assigns. This Grant is intended as a Mortgage to secure the payment of the sum of One hundred and Fifty Dollars,

according to the terms of One certain mortgage note this day executed and delivered by the said party of the first part to the said part of of the second part

Due in one year from date, with interest from date to maturity as evidenced by coupon attached thereto, and interest after maturity or default at the rate of ten per cent 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 party of the first part, her heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Phoebe Jane Sherman (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas COUNTY } ss.

BE IT REMEMBERED, That on this 20th day of November A. D. 1901, before me a Notary Public in and for said County and State, came

Phoebe Jane Sherman, a widow,

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 21st day of Nov. A. D. 1901, at 1³⁰ o'clock P.M.

A. H. Hancock Register of Deeds

The following is extract from the original instrument -
"My hand this 20th day of November, 1901."
"I, Nellie Benjamin, Register of Deeds for Douglas County, Kansas, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of said County."

Accepted, April 11, 1903.
L. J. Hancock
"Register of Deeds for Douglas County, Kansas."