

MORTGAGE RECORD No. 38.

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

This Indenture, Made this Twelfth day of December in the year of our Lord, one thousand nine hundred and One, between H. A. Carpenter and Lydia J. Carpenter (wife) of Lawrence in the County of Douglas and State of Kansas, of the first part, and Mariett Carpenter of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Fourteen 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 part of 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:

The south west quarter (1/4) of the north west quarter (1/4) of section eight (8) Township Thirteen (13) Range Twenty (20).

with all the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said H. A. Carpenter and Lydia J. Carpenter do hereby covenant and agree that at the delivery hereof they 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 the sum of Fourteen hundred dollars according to the terms of One certain Note and six coupons this day executed and delivered by the said H. A. Carpenter and Lydia J. Carpenter to the said part of of the second part her heirs or assigns

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 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 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 H. A. Carpenter 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

H. A. Carpenter (SEAL.)
Lydia J. Carpenter (SEAL.)
(SEAL.)

STATE OF KANSAS,

County of Douglas -COUNTY- ss.

BE IT REMEMBERED, That on this 14th day of December A. D. 1901, before me

John M. Newlin a Notary Public in and for said County and State, came H. A. Carpenter and Lydia J. Carpenter (husband and 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 April 13 1903

John M. Newlin Notary Public

Filed for Record the 18th day of Dec. A. D. 1901, at 1⁴⁰ o'clock P. M.

J. H. Foxman Register of Deeds

For Release See Book 41 Page 166