

## MORTGAGE RECORD No. 38.

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

This Indenture, Made this fourteenth day of March in the year of our Lord, one thousand nine hundred and two, between Phoebe Jane Sherman, a widow, of Lawrence in the County of Douglas and State of Kansas, of the first part, and William F. Sinclair, of the same place, of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of fourteen hundred Dollars, to her 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 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, being the homestead of the said party of the first part, who agreed to maintain insurance to the amount of \$1,000. on the buildings now on or to be erected on said lots during the existence of this mortgage for the benefit of the party of the second part, his heirs or assigns.

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

Phoebe Jane Sherman do 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 and that she will warrant and defend the same in the quiet and peaceable possession of said 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 hundred 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 party of the second part

Due in five years from date, with interest from date to maturity as evidenced by coupons attached thereto, and interest after maturity on default at the rate of ten percent per annum until fully paid in cash.

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 party 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 party of the first part, her heirs and assigns.

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

Signed, Sealed and Delivered in the Presence of

Phoebe J. Sherman (SEAL.)

(SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas COUNTY ss.

BE IT REMEMBERED, That on this 17<sup>th</sup> day of March A. D. 1902, before me

Alfred Whitman 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 Jan'y. 14, 1903

Alfred Whitman

Notary Public

Filed for Record the 17<sup>th</sup> day of March A. D. 1902, at 3<sup>30</sup> o'clock P. M.

W. F. Sinclair Register of Deeds

In consideration of full payment of the within mortgage I hereby release the same this 20<sup>th</sup> day of May, 1907.

Wm F Sinclair

Alfred W. Whitman  
Register of Deeds

(For Assignment See Book 51, page 570)

The following is endorsed on the original instrument:  
The Note, secured herein, has been paid in full, this mortgage