

MORTGAGE RECORD No. 38.

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MORTGAGE Standard Form. SAM'L DODSWORTH BOOK CO., LEAVENWORTH, KAN.

This Indenture, Made this Twentyfourth day of March in the year of our Lord, one thousand thirteen hundred and two, between Elizabeth J. Benjamin (single) of City of Lawrence in the County of Douglas and State of Kansas, of the first part, and William T. Sindain of the second part:

Witnesseth, That the said part of of the first part, in consideration of the sum of four hundred Dollars, to her duly paid, the receipt of which is hereby acknowledged, hath 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:

Lot No. Fourteen (14), in Block No. Fourteen (14), of Land Place Addition, in the City of Lawrence.

And said party of the first part hereby agree that she will maintain insurance to the amount of \$500.00 on the building now on or to be erected on said lot 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 part of of the first part therein. And the said

Elizabeth J. Benjamin 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 the said second party, his heirs or assigns, against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of

four hundred dollars according to the terms of one certain mortgage note this day executed and delivered by the said Elizabeth J. Benjamin to the said part of 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 or default at the rate of two percent per annum until fully paid in cash or by Sheriff's deed to above described property.

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 the Presence of

Elizabeth J. Benjamin (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS,
County of Douglas } ss.

BE IT REMEMBERED, That on this 24th day of March A. D. 1902, before me

Joseph E. Riggs, a Notary Public in and for said County and State, came Elizabeth J. Benjamin, single,

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 March - 29 - 1904 Joseph E. Riggs Notary Public

Filed for Record the 28th day of March A. D. 1902, at 10⁰⁰ o'clock A. M.
W. D. Seaman Register of Deeds

In consideration of full payment of the within mortgage I hereby release the same this 27th day of Nov. 1905

Wm. T. Sindain

Attest: All Quinlan, Secy. of Rec. By Secy. of Rec. 1905

(For Assignment see Book 51, page 571)