

MORTGAGE RECORD No. 42.

MORTGAGE Standard Form. JOHNSON & CO., PRINTERS, BINDERS AND BLANK BOOK MAKERS, LAWRENCE, KAN.

This Indenture, Made this Fourth day of September in the year of our Lord, Thirteen hundred and two, between Alice I. Robinson and Barton Robinson, her husband, of Lawrence in the County of Douglas and State of Kansas, of the first part, and George B. Hayes of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One Thousand (\$1000.) 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 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 west half of Block No. Thirty (30), in that part of the City of Lawrence, known as West Lawrence,

Said parties of the first part agree to maintain insurance for the benefit of said party of the second part, during the existence of this mortgage, to the amount of \$600. upon the buildings erected upon said land.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Alice I. Robinson and Barton Robinson, her husband, 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 said second party, his heirs and assigns forever against all persons lawfully claiming same. This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars

according to the terms of One certain Mortgage Note this day executed and delivered by the said parties of the first part to the said part 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 ten per cent 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 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 cost 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 said parties of the first part, their 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

Alice I. Robinson [SEAL.]

B. Robinson [SEAL.]

(seal)

STATE OF KANSAS,) ss.

County of Douglas

BE IT REMEMBERED, That on this 5th day of September A. D. 1902, before me

James Brooks a Notary Public in and for said County and State, came Alice I. Robinson and Barton Robinson, her husband, 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 and affixed my official seal on the day and year last above written.

My Commission Expires Nov. 5, 1905 James Brooks Notary Public.

Filed for Record the 6th day of Sept. A. D. 1902, at 11⁴⁵ o'clock A. M.

G. B. Bowman, Register of Deeds.

Ray Ellis B. Bowman, Deputy.

For See Extension agreement on Book 4 & Page 6-51 (For Return see Book 51, Page 506)

The following is endorsed on original instrument: This instrument is hereby released and the lien hereby created is hereby discharged. Recorded August 14, 1908. A. W. Armstrong, Register of Deeds.