

MORTGAGE RECORD No. 42.

MORTGAGE Standard Form. Journal Co. Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this Tenth day of September in the year of our Lord, Nineteen hundred and two, between Mrs Sarah H. Frederick, widow of Benjamin H. Frederick, of the County of Douglas and State of Kansas, of the first part, and Am. J. Sinclair of the second part:

Witnesseth, That the said part of of the first part, in consideration of the sum of Two Thousand (\$2000.) Dollars, to her duly paid, the receipt of which is hereby acknowledged, has 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:

The south east quarter of section No. Thirteen (13), in Township No. Thirteen (13), South, of Range No. Eighteen (18), East of the 6th Principal Meridian,

Said party of the first part agrees to maintain insurance for the benefit of the party of the second part, during the existence of this mortgage, to the amount of Two Thousand Dollars, upon the buildings upon said land,

with all the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said Mrs Sarah H. Frederick 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 same. This Grant is intended as a Mortgage to secure the payment of the sum of Two Thousand Dollars

according to the terms of and 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 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 sold 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 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 party of the first part, her heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Sarah H. Frederick [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

County of Douglas } ss.

BE IT REMEMBERED, That on this 13th day of September A. D. 1902 before me Joseph B. Riggs a Notary Public in and for said County and State, came Mrs Sarah H. Frederick, widow of Benjamin Frederick 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 March 29th 1904

Joseph B. Riggs Notary Public.

Filed for Record the 11th day of Sept A. D. 1902 at 9³⁰ o'clock a. M.

H. F. Schman, Register of Deeds.

By Billie Robinson, Deputy.

In consideration of full payment of the within mortgage I hereby release the same this 13th day of September 1902

Attest Register of Deeds