

MORTGAGE RECORD No. 42.

MORTGAGE Standard Form. JOURNAL CO., Printers, Binders and Blank Book Makers, LAWRENCE, KAN.

This Indenture, Made this First day of October in the year of our Lord, one thousand nine hundred and two (1902) between Frederick Ditcher and Julia A. Ditcher, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and E. M. Becker, of this County of Douglas and State of Kansas of the second part:

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

Beginning at a point eighty-five (85) feet west and one hundred (100) feet north of the south east corner of the north east quarter of section thirty (30) in township twelve (12) south and range twenty (20) east. Thence west eighty (80) feet. Thence north one hundred (100) feet. Thence east eighty (80) feet. Thence south one hundred (100) feet to the place of beginning, being in addition six (6) in that part of the City of Lawrence, known as North Lawrence.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Frederick Ditcher and Julia A. Ditcher, his wife do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises, above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances this mortgage being given to correct an error in the description of the above described land which mortgage is recorded in Book thirty nine (39) on page 211 of the records of Douglas County. This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred Dollars

According to the terms of One certain promissory note this day executed and delivered by the said Frederick Ditcher and Julia A. Ditcher to the said part of the second part and reads as follows: Lawrence, Mo. July 8th 1902. Ow or before 15th Feb^{ry} 1906 after date for value received, I promise to pay E. M. Becker at Lawrence, Mo. One hundred dollars in monthly payments of \$5.00 each month beginning Jan^y 1st 1902 until the two hundred dollars is fully paid with interest at 10 per cent per annum after date payable semi-monthly. 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 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 cost and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to said parties of the first part or 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, ~~and~~ Delivered in Presence of

Frederick Ditcher [SEAL]
Julia A. Ditcher [SEAL]
[SEAL]

STATE OF KANSAS,

County of Douglas

BE IT REMEMBERED, That on this 9th day of October A. D. 1902, before me

D. B. Standley a Notary Public in and for said County and State, came Frederick Ditcher and Julia A. Ditcher - his 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 set my hand and affixed my official seal on the day and year last above written.

My Commission Expires March 28th 1906 D. B. Standley Notary Public.

Filed for Record the 9th day of Oct A. D. 1902 at 1³⁰ o'clock P. M.

G. W. Soman Register of Deeds.

By Willie B. Soman, Deputy.

In consideration of full payment of the within mortgage I hereby release the same this 23rd day of Dec. 1902 W. B. Standley Register of Deeds.

Alfred C. W. Standley Register of Deeds.

W. B. Standley Register of Deeds.

W. B. Standley Register of Deeds.

W. B. Standley Register of Deeds.

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This is a promissory note and mortgage on the original instrument. The note is now in the hands of the lender. The mortgage is now in the hands of the lender. The note is now in the hands of the lender. The mortgage is now in the hands of the lender.