MORTGAGE RECORD No. 42.

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

This Indenture, Made this Twenty-third day of December in the year of our Lord, Nineteen hundred and two, between Fredrick Brokmann and Katherine Brokmann, his wife, of in the County of Douglas and State of Kansas, of the first part, and Wm. F. Sinclair, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Two Hundred ($200) 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 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:

On the west half of the north west quarter of section No. Three (3), in Township No. Thirteen (13), South, of Range No. Eighteen (18), East of the 6th P. M.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Fredk Brokmann and Katherine Brokmann 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, 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 the same. This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred (Dollars) 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 party of the second part Due in two 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 only. 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 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 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, their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Fredk Brokmann, [SEAL.]
Katharine Brokmann, [SEAL.]
[SEAL.]
(seal).

STATE OF KANSAS, County of Douglas } ss.

BE IT REMEMBERED, That on this 29 day of December A. D. 1902, before me James Brooks, a Notary Public in and for said County and State, came Fredk Brokmann and Katherine Brokmann, his wife, to me personally known to be the same persons 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 November 5 1905 James Brooks, Notary Public.

Filed for Record the 29 day of Dec. A. D. 1902 at 2 o'clock P. M.

G. F. Sorman, Register of Deeds.
By Ollie R. Sorman, Deputy.

Recorded February 2 A.D. 1902
G. F. Sorman Register of Deeds
By J. C. Sorman Deputy

The following described mortgage was released and satisfied of record this 12 day of February A.D. 1902
As witness my hand this 12 day of February A.D. 1902
Wm. F. Sinclair