

## MORTGAGE RECORD No. 42.

MORTGAGE Standard Form. JOHNSON &amp; CO. Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this Twelfth day of January in the year of our Lord, Nineteen hundred and three, between Thomas Mitchell and wife Fannie Mitchell and Robert Mitchell, unmarried of Douglas in the County of Douglas and State of Kansas, of the first part, and W. J. Sinclair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Two Hundred and Eighty-five (285) 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:  
The North half of the North West quarter of Section No. Nineteen (19) in Township No. Thirteen (13), South, of Range No. Nineteen, East of the 6th P.M., excepting about thirty (30) acres which lies East of Rock Creek heretofore sold.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 to the quiet and peaceable possession of the second party, his heirs and assigns forever, against all persons lawfully claiming. This Grant is intended as a Mortgage to secure the payment of the sum of 285

according to the terms of one certain Mortgage Note this day executed by the parties of the first part to the said party of the second part 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 July 1st 1903 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 himself bound to the above description of 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 hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Witness to make

W. J. SinclairThomas Mitchell [SEAL]Fannie Mitchell [SEAL]Robert Mitchell [SEAL]

STATE OF KANSAS,  
 County of Douglas } ss.

BE IT REMEMBERED: That on this 12th day of January A. D. 1903, before me

Geo. A. Banks Notary Public in and for said County and State, came Thomas Mitchell and Fannie Mitchell his wife and Robert Mitchell unmarried 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 27 1904 Geo. A. Banks Notary Public.

Filed for Record the 12 day of January A. D. 1903, at 10 o'clock P. M.

Alt Armstrong Register of Deeds.

By J. L. Lowman Deputy.

The following is a copy of the original instrument.  
 The Note herein described, having been recorded in full,  
 this Mortgage is hereby being filed for the County of Douglas,  
 Kansas, to wit: W. J. Sinclair  
 W. J. Sinclair  
 W. J. Sinclair

Registered Jan 24 1903  
 W. J. Sinclair  
 Register of Deeds

(For assignment see Book 51, Page 508)