

MORTGAGE RECORD No. 42.

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

This Indenture, Made this Eighth day of April in the year of our Lord, Nineteen hundred and Three, between Maud Shears, widow and sole heir of James Bruce Shears, deceased, of Douglas in the County of Douglas and State of Kansas, of the first part, and J. D. Bowersock, of the same place of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Seven Thousand Five Hundred (\$7500.) Dollars, to her duly paid, the receipt of which is hereby acknowledged, hath sold, and by these presents doth 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 South Forty-eight feet of Lot No. One Stand and Twenty-seven (27) and all of Lots Nos. One Hundred and Twenty-nine (29) and One Hundred and Thirty One (31) all of said property being situated on Tennessee street in the City of Lawrence.

And the said party of the first part hereby agrees to maintain insurance to the amount of (\$7500) on the building, on said premises, for the benefit of said second party, during the existence of this lien.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Maud Shears doth 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 defend the same in the quiet and peaceable possession of the said party of the second part his heirs and assigns, forever, against the lawful claims of all persons. This Grant is intended as a Mortgage to secure the payment of the sum of (\$7500.)

according to the terms of one certain Mortgage note this day executed and delivered by the said party of the first part to the said party of the second part due in three years from date with interest from date to maturity as evidenced by coupon attached hereto and inscribed at maturity or default at the rate of seven percent per annum until fully paid in cash by J. D. Bowersock a labor 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 party of the first part her heirs and assigns.

IN WITNESS WHEREOF, The said party 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

Maud Shears [SEAL.]

[SEAL.]

[SEAL.]

STATE OF KANSAS,

County of Douglas } ss.

BE IT REMEMBERED, That on this 9th day of April A. D. 1903, before me



the undersigned a Notary Public in and for said County and State, came Maud Shears, widow and sole heir of James Bruce Shears, deceased 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 Jan 9th 1905

John S. Norton Notary Public.

Filed for Record the 11th day of April A. D. 1903, at 4:30 o'clock P. M.

All Armstrong Register of Deeds.

By J. C. Lounsbury Deputy.

All rights reserved. This original instrument is full this Mortgage.
Its title page, back cover, and back of this page are also full this Mortgage.
As witness my hand this 31st day of April A.D. 1903.

Received Oct 30th 1903
K.D. Armstrong
Register of Deeds.