

MORTGAGE RECORD No. 42.

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

This Indenture, Made this 24th day of December in the year of our Lord, Nineteen Hundred Two, between J. M. Palmer and Nancy J. Palmer husband and wife of Decatur in the County of Decatur and State of Kansas, of the first part, and W. H. Armstrong of Lawrence in the County of Douglas State of Kansas of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Four Thousand one Hundred and Fifty 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 Southeast Quarter of section thirteen, Township thirteen, and Range nineteen, of the North Ten acres of the Southeast Quarter of the Southeast Quarter of Section sixteen Township thirteen, Range twenty. It is also a consideration of this mortgage that the land upon which natural grass is now growing shall not be broken up while this mortgage remains in force.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said J. M. Palmer and Nancy J. Palmer 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 against all claims whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of Four Thousand one hundred and fifty dollars according to the terms of one certain promissory note this day executed

and delivered by the said J. M. Palmer & Nancy J. Palmer to the said party of the second part payable at Lawrence National Bank of Lawrence Kansas, as follows to wit: Four Thousand one hundred and fifty dollars on the first day of January 1908.

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 J. M. Palmer and Nancy J. Palmer 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, Stated and Delivered in Presence of

J. M. Palmer [SEAL.]
Nancy J. Palmer [SEAL.]

STATE OF KANSAS,

County of Decatur ss.

BE IT REMEMBERED, That on this 9th day of January A. D. 1903, before me F. M. Brammer Justice of the Peace a Notary Public in and for said County and State, came J. M. Palmer and Nancy J. Palmer husband and 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 subscribed my name and affixed my official seal on the day and year last above written.

My Commission Expires January 1st 1905

F. M. Brammer Justice of the Peace
Notary Public.

Filed for Record the 13th day of January A. D. 1903, at 5⁰⁰ o'clock P. M.

W. H. Armstrong Register of Deeds.
By J. L. Lownan Deputy.

The following is returned from the original instrument of this mortgage
 to wit: one promissory note, dated July 16th 1902, payable to W. H. Armstrong,
 at Lawrence, Kansas, for the sum of Four Thousand one hundred and fifty dollars.
 Attest C. H. Hester,
 Notary Public.
 (M 103-15811-15) Jan 16 1903 Return of Decatur Book 59 Page 339

Received July 16th 1907.
 W. H. Armstrong
 Register of Deeds.

The following is returned from the original instrument of this mortgage