

## MORTGAGE RECORD No. 42.

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

This Indenture, Made this Second day of May in the year of our Lord, Nineteen  
hundred and Thirteen, between Best Kimbrough and Alice Kimbrough, his  
wife of Lawrence in the County of  
Douglas and State of Kansas, of the first part, and

Wm. J. Sinclair, of the same place of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of  
Four Hundred and Fifty (\$450) 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: Lot Number Four (4) on Vermont Street, in the  
City of Lawrence, being the homestead of the said parties of the first part.  
Parties of the first part hereby agree to maintain insurance to the amount of \$500.  
on the buildings now on or to be erected on said premises, for the benefit of the  
said party of the second part, during the existence of this mortgage.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said  
Best Kimbrough and Alice Kimbrough 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 inalienable  
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 the 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  
\$450.

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 three years, with interest from date to maturity as evidenced by coupons attached thereto and  
interest at four percent or default at the rate of ten percent per annum until fully paid in cash or by  
check, it is to be paid 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 of the second part 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

Best Kimbrough [SEAL]  
Alice Kimbrough [SEAL]  
[SEAL]

STATE OF KANSAS,

County of Douglas ss.

BE IT REMEMBERED, That on this 19th day of May A. D. 1913, before me  
the undersigned a Notary Public in and for said County and State, came  
Best Kimbrough and Alice Kimbrough, 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 March 29th 1916.

Joseph E. Riggs Notary Public.

Filed for Record the 27th day of May A. D. 1913, at 10<sup>26</sup> o'clock AM.

Alt. Armstrong Register of Deeds.  
By J. L. Lawrence Deputy.

Cite: Release on Book 44 Page 151