

MORTGAGE RECORD No. 42.

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

This Indenture, Made this thirteenth day of August in the year of our Lord, Nineteen
hundred and three between W. F. Willard and Jessica Willard Brown
and R. W. Brown her husband, sole heirs of Lizzie Willard deceased in the County of
Douglas and State of Kansas, of the first part, and
Wm. Sinclair, of the same place of the second part:

Witnesseth, That the said part us of the first part, in consideration of the sum of
Nine Hundred (\$900) 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 part of 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 No. Twenty-seven (27) on New Hampshire
Street, in the City of Lawrence,
Part of the first part hereby agree to maintain insurance for
\$1500. on the buildings now on or to be erected on said premises, during
the existence of this lien.

with all the appurtenances, and all the estate, title and interest of the said part us 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 in the
quiet and peaceable possession of the party of the second part, his heirs and assigns forever
against all persons lawfully claiming same. This Grant is intended as a Mortgage to secure the payment of the sum of
Nine Hundred 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 part of of the second part
due in six 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 or by Sheriff's deed to the 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 part of 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 part of making such sale, on demand, to said parties of the first part their
 heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

W. F. Willard [SEAL.]Jessica Willard Brown [SEAL.]R. W. Brown [SEAL.]

STATE OF KANSAS,

County of Douglas ss.

BE IT REMEMBERED, That on this 13th day of August A. D. 1902, before me
the undersigned a Notary Public in and for said County and State, came
W. F. Willard and Jessica Willard Brown and R. W. Brown, her husband, sole
heirs of Lizzie Willard deceased 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 Nov. 5 1905 James Brooks Notary Public.

Filed for Record the 15th day of August A. D. 1902, at 3²⁵ o'clock P. M.
W. L. Armstrong Register of Deeds.
By J. C. Lotzman Deputy.

In consideration of full pay-
 ment of the within mortgage
 I hereby release the same this
24th day of September, 1902
Wm. Sinclair

Attest W. L. Armstrong
Register of Deeds.

This document is subject to the original instrument.