

MORTGAGE RECORD No. 42.

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

This Indenture, Made this Thirtieth day of December in the year of our Lord, one thousand nine hundred and three, between W. F. Browning and Charlotte J. Browning, (wifely) of Lawrence in the County of Douglas and State of Kansas, of the first part, and Julia F. Nicholson of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One hundred and twenty 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 the second part her 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 Sixteen and Eighteen on Walnut Street in North Lawrence in Lawrence, Kansas.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said W. F. Browning and Charlotte J. Browning 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

This Grant is intended as a Mortgage to secure the payment of the sum of One hundred and twenty Dollars according to the terms of one certain Note of this day executed and delivered by the said W. F. Browning and Charlotte J. Browning to the said part of the second part her heirs or assigns

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 the second part her 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 W. F. Browning 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

W. F. Browning [SEAL]
Charlotte J. Browning [SEAL]
[SEAL]

STATE OF KANSAS,

Douglas County ss.

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

John M. Newlin

W. F. Browning and Charlotte J. Browning

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 April 11 1907

John M. Newlin Notary Public.

Filed for Record the 9th day of December A. D. 1903, at 10¹⁵ o'clock A.M.

A. W. Armstrong Register of Deeds.
By J. L. Lorman Deputy.

The following is a true and correct copy of the original instrument recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 12th day of March, 1904, at Lawrence, Kansas, and is hereby certified to be a true and correct copy of the original instrument.

Recorded Mar. 12-1904.
A. W. Armstrong,
Register of Deeds.