

MORTGAGE RECORD No. 42.

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

This Indenture, Made this 15th day of January in the year of our Lord, Nineteen
hundred and four, between A. D. Dice and Laura R. Dice, his wife
of _____ in the County of _____

and State of Kansas, of the first part, and _____

Mary V. Rice of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Three hundred and fifty (\$350.00) 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: The North fifty feet of Lots One hundred and One
(101) One hundred and two (102) One hundred and four (104) and One hundred
and six (106) on Chapel Street in Baldwin City Kansas

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said
A. D. Dice and Laura R. Dice 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
Three hundred and fifty Dollars
according to the terms of one certain Promissory Note this day executed

and delivered by the said A. D. Dice and Laura R. Dice to the said part of the second part
Said note payable three years after date drawing seven per cent per annum from
date, interest payable three annually on 15th day of July and Jan of each year.

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 making such sale, on demand, to said A. D. Dice his
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

A. D. Dice [SEAL]

Laura R. Dice [SEAL]

[SEAL]

STATE OF KANSAS,

County of Wabasha ss.

BE IT REMEMBERED, That on this 16 day of January A. D. 1904, before me

R. J. Heron a Notary Public in and for said County and State, came

A. D. Dice and Laura R. Dice, 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 June 24th 1906

R. J. Heron Notary Public.

Filed for Record the 28 day of January A. D. 1904 at 8:15 o'clock A. M.

A. H. Armstrong Register of Deeds.

By J. L. Lawrence Deputy.

This Indenture is acknowledged by the foregoing parties to the mortgage is
 hereby released and the same is hereby acknowledged by the mortgagee
 Charles R. Lawrence of the County of Douglas, State of Kansas, at the City of
 Baldwin, Kansas, on the 15th day of January, 1904.
 Charles R. Lawrence
 Clerk of the County of Douglas, Kansas

Recorded April 10 1904
 J. H. Lawrence
 Register of Deeds