

MORTGAGE RECORD No. 42.

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

This Indenture, Made this 2nd day of April in the year of our Lord, One thousand nine hundred and four, between H. B. Payne and Vienna C. Payne, his wife, of Lawrence in the County of Douglas and State of Kansas, of the first part, and Merchants Bank & Savings Bank, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of six hundred 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 its successors 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 west half (1/2) of the south west quarter (SW 1/4) of section fourteen (14) Township thirteen (13) Range eighteen (18).

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said H. B. Payne and Vienna C. Payne, his wife, 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 six hundred Dollars according to the terms of certain Coupon mortgage note this day executed and delivered by the said to the said part of the second part

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 parties of the second part its successors 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 the said heirs and assigns.

IN WITNESS WHEREOF, The said parties 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

H. B. Payne [SEAL]
Vienna C. Payne [SEAL]
[SEAL]

STATE OF KANSAS,

County of Douglas

BE IT REMEMBERED, That on this 2nd day of April A. D. 1904 before me

P. A. Hood a Notary Public in and for said County and State, came H. B. Payne and Vienna C. Payne, his 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 Apr. 10 1905 P. A. Hood Notary Public.

Filed for Record the 4th day of April A. D. 1904 at 9²⁵ o'clock A. M.

W. C. Morris Register of Deeds.

Deputy.

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g. Register of Deeds.

Deputy.

This mortgage is registered on the original instrument
 after notice in accordance with the provisions of the
 Act of March 28, 1901, and the same is hereby
 certified to be correct and true by the Register of
 Deeds of this County, to wit: Barbara J. Demuth
 (Notary Public) the day and year first above written.
 Attest: P. A. Hood Notary Public.
 My Commission Expires Apr. 10 1905

Received Sept. 28, 1901
 W. C. Morris
 Register of Deeds.