

MORTGAGE RECORD No. 42.

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

This Indenture, Made this second day of May in the year of our Lord, Thirteen hundred and four (1904), between John C. Henderson and Parthenia Henderson, his wife, of Lawrence in the County of Douglas and State of Kansas, of the first part, and Wm. T. Sinclair, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Two Hundred (\$200) 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 No. Fifty-four (54) and Fifty-six (56) on New York Street in the City of Lawrence.

Parties of the first part hereby agree to maintain insurance for \$200. on the building now on or to be erected on said premises, for the benefit of said second party, or assigns, during the existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said John C. Henderson and Parthenia Henderson do hereby covenant and agree that at the delivery hereof they are the lawful owner 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 said second party, 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 Two 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 party of the second part due in three years from date, with interest from date to maturity as evidenced by coupon attached thereto, and interest after maturity or default at the rate of ten percent per annum until fully paid in cash or by Sheriff's Deed to above described property. But if default be made in such payment, or any part thereof, or and this conveyance shall be void if such payments be made as herein specified. And 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 sale, and the overplus, if any there be, shall be paid by the party of 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
Witness to make: Lina Strick

John C. Henderson, [SEAL]
for Parthenia Henderson, [SEAL]
mark [SEAL]

STATE OF KANSAS,

Douglas County } ss.
BE IT REMEMBERED, That on this 6th day of May A. D. 1904, before me the undersigned a Notary Public in and for said County and State, came John C. Henderson and Parthenia Henderson, 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 March 19th 1905 Joseph E. Riggs Notary Public.

Filed for Record the 7th day of May A. D. 1904 at 3 o'clock P. M.
W. W. Armstrong Register of Deeds.
Deputy.