

MORTGAGE RECORD No. 42.

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

This Indenture, Made this 24th day of May in the year of our Lord, 1912,
hundred and four, between Harry Sedgwick and Frances L. Sedgwick,
his wife, of the Township of Grand in the County of
Douglas and State of Kansas, of the first part, and H. M. Manley
of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of
One hundred and sixty 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 2^d 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:

Beginning at the South-east corner of the North-west fractional quarter of Sec. 17
in Township 12, of Range 20 East; thence North 27.5 feet; thence West 122 feet to the
Right of Way of the Union Pacific Railroad Company; thence West 100 feet across said Right
of Way; thence West 147 feet to the bank of the Kansas River; thence South along said bank
255 feet more or less to the South line of said quarter section; thence East 155 feet
to said Right of Way; thence East 100 feet across said Right of Way; thence East
244 feet to the place of beginning containing five acres of land, exclusive of said Right
of Way, less the Right of Way of said Union Pacific Railroad Company in Douglas
County, Kansas.

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said
Parties of the first part do hereby covenant and agree that
at the delivery hereof May 24th 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.

This Grant is intended as a Mortgage to secure the payment of the sum of
One hundred & sixty Dollars
according to the terms of One certain Note this day executed
and delivered by the said Parties of the first part to the said part 2^d of the second part
Payable two years after date with interest thereon according to the terms of said note
and coupons thereto attached.

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 2^d 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 2^d making such sale, on demand, to said Parties of the first part
heirs and assigns.

IN WITNESS WHEREOF, The said part 1st 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
Jennie Watt Harry Sedgwick [SEAL]
Francis L. Sedgwick [SEAL]
[SEAL]

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 24th day of May A. D. 1912, before me

Jennie Watt a Notary Public in and for said County and State, came
Harry Sedgwick and Francis L. Sedgwick, 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 1st March 1915. Jennie Watt Notary Public.

Filed for Record the 25th day of May A. D. 1912 at 5⁰⁰ o'clock P. M.

W. W. Armstrong Register of Deeds.
Deputy.

This note herein described having been paid in full, this mortgage is hereby released and the
lien thereby created discharged. As witness my hand this 24th day of May A. D. 1912

H. M. Manley

Emily A. Watt

Recorded Jan'y 27 1912
Lloyd F. Garrison
Register of Deeds