

MORTGAGE RECORD No. 42.

MORTGAGE Standard Form. JOHNSON & CO., PRINTERS, BLANK BOOK MAKERS, LAWRENCE, KAN.

This Indenture, Made this 21st day of July in the year of our Lord, nineteen hundred and 1914 between Alice J. Hagginis and A.P. Hagginis, her husband, of Los Angeles in the County of Los Angeles and State of California, of the first part, and Wm. L. Sinclair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Fifty Hundred (\$500.) Dollars, to him 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 numbers One Hundred and Forty-two (142) and One Hundred and Forty-four (144), in Kentucky Street in the City of Lawrence, except herefrom the East 55 feet of said lots across their whole width.
Parties of the first part hereby agree to maintain insurance for \$2000. on the buildings 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 Alice J. Hagginis and A.P. Hagginis 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 and that they will warrant and defend the same in the quiet and peaceable possession of the said second party, his heirs or assigns, against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of Fifty Hundred Dollars

according to the terms of an 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 five years from date, with interest from date to maturity as evidenced by coupons attached thereto, and interest after maturity or default at the rate of five per cent per annum until fully in cash or by installment as may be directed by the said party 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 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 sales, and the overplus, if any there be, shall be paid by the party of the first part 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 hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of Alice J. Hagginis [SEAL] A.P. Hagginis [SEAL]

STATE OF California Los Angeles County

BE IT REMEMBERED, That on this 21st day of July A. D. 1914, before me the undersigned Notary Public in and for said County and State, came Alice J. Hagginis and A.P. Hagginis, her husband 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 20 1915 C.W. Pulleton Notary Public.

Filed for Record the 21st day of July A. D. 1914, at 2 o'clock P. M. C.W. Armstrong Register of Deeds. By Elmer E. Armstrong Deputy.

For Release Book # 8 Pg 202
For Release Book # 4 Pg 410
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