

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

This Indenture, Made this 30th day of August in the year of our Lord nineteen hundred and four between King Adams and Sarah Adams his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and Phil J. Coulter of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One hundred and Forty two and 70/100 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:

Lot number One hundred and thirty five (35) on the south side of Locust Street in Block three (3) in that part of the City of Lawrence known as North Lawrence.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said parties of the first part 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 \$175.00 according to the terms of One certain promissory note this day executed and delivered by the said King Adams and Sarah Adams his wife to the said party of the second part payable Six Dollars per month, until the same shall be paid in full.

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 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 surplus, if any there be, shall be paid by the party making such sale, on demand, to said parties of the first part her 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 King Adams [SEAL] Sarah Adams [SEAL]

STATE OF KANSAS, Douglas County ss. BE IT REMEMBERED, That on this 30 day of August A. D. 1904, before me Gertrude Standing Notary Public in and for said County and State, came King Adams and Sarah Adams 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 July 5 1905 Gertrude Standing Notary Public. Filed for Record the 5 day of Sept. A. D. 1904, at 11 o'clock P. M. Arthur Armstrong Register of Deeds. By Eric C. Armstrong Deputy.

Vertical handwritten notes on the left margin: 'The following is a copy of the original mortgage... Received June 17, 1905... Charles W. Chase, Attorney at Law, Douglas, Kan.'