

## MORTGAGE RECORD No. 42.

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

This instrument is subject to the provisions of the Act of March 10, 1909, relating to the recording of mortgages, and the same herein described is subject to the provisions of said Act, and the same is hereby acknowledged. As witness my hand this 24th day of Dec. A. D. 1925.

Edmund R. Lawrence

This Indenture, Made this eighteenth day of January in the year of our Lord, thirteen hundred and first, between Frank Phillips and Betty Phillips his wife of Lawrence in the County of

Douglas

and State of Kansas, of the first part, and

Charles S. Sinclair

of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of

One Thousand and fifty (\$1050)

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:

The west half of the North west quarter of the South East quarter of the South East quarter of Section No One (1), in Township No Thirteen (13) South of Range No Nineteen (19) East of the 6th R.M.

Parties of the first part hereby agree to maintain insurance for \$1000 on the buildings now on or to be erected on said premises for the benefit of said second party, his heirs 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

Frank Phillips and Betty Phillips

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 said second party, his heirs and assigns, forever, against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of \$1050 of principal money

according to the terms of Certain promissory notes this day executed

and delivered by the said parties of the first part to the said party of the second part

being for part purchase money of above described premises together with interest thereon from March 1st 1925

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 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 seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Frank Phillips [SEAL.]

Betty Phillips [SEAL.]

[SEAL.]

STATE OF KANSAS,

Douglas County

BE IT REMEMBERED, That on this 18th day of January A. D. 1925, before me

Wm. S. Sinclair

a Notary Public in and for said County and State, came

Frank Phillips and Betty Phillips 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 Dec 18th 1925.

Wm. S. Sinclair

Notary Public.

Filed for Record the 18th day of Jan A. D. 1925, at 1:20 o'clock P. M.

C. W. Armstrong Register of Deeds.

Deputy.

For Affidavit see Pl. 182-P-444

Recorded Dec. 29th 1925  
By Ed R. Lawrence  
[For assignment see Pl. 182-P-444]