

MORTGAGE Standard Form. JOURNAL CO. PRINTERS. UNIVERSITY MICROFILMS

This Indenture, Made this Fourth day of February, _____ in the year of our Lord, Thirteen Hundred
and Eight, between _____
Richard P. Wood, a widower of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Wm T. Sinclair of the second part:

to him duly paid, the receipt of which is hereby acknowledged, half sold, and by these presents doth grant, bargain, sell and mortgage to the said part 4 of the second part his heirs and assigns, forever, all that tract or parcel of land situated in the County of Douglas,

South side of ^{High} St. measuring 150 feet from East to West and 117 feet from North to South; Also all of Lot number Thirty-Six (37); All being in Addition No. Ten 00, in that part of the City of Lawrence known as North Lawrence.

Party of the first part, hereby agrees to maintain insurance of \$2500 on the
buildings now or to be erected on said premises, for the benefit of said
second party, & assigns, during the existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said _____ do/ he hereby covenant and agree that

at the delivery hereof he is 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 he will warrant the grant and premises forever, against all persons lawfully claiming the same to grant and warrant forever, against all persons lawfully claiming This Grant is intended as a Mortgage to secure the payment of the sum of the same 1000000 1000000

according to the terms of one certain mortgage note this day executed
and delivered by the said party of the first part to the said party of the second part

according to the terms of the certain policy of insurance, to the said part 4 of the second part
and delivered by the said party of the first part
due in two years from date hereof, with interest from date to maturity as evidenced by
coupon attached thereto, and interest after maturity or default at the rate of 5% of
per annum until fully paid in cash or by instalments upon above described property
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 4 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 4 making such sale, on demand, to said party of the first part his
heirs and assigns.

IN WITNESS WHEREOF, The said party of the first part hath hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Lake S. Wood
C.C. Black

STATE OF ^{Colorado} KANSAS,

County of El Paso

BE IT REMEMBERED, That on this 7th day of February A. D. 1792, before me

The undersigned _____ a Notary Public in and for said County and State, came
Richard P. Wood, a widower

_____ 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. 10th 1915 Herbert B. Woods Notary Public.

Filed for Record the 13th day of Feb. A. D. 1925, at 11⁰⁰ o'clock A. M.

A. W. Armstrong Register of Deeds.
By Elsie O. Armstrong Deputy.