

MORTGAGE RECORD No. 42.

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

This Indenture, Made this Eighth day of May in the year of our Lord, 1925
hundred and Five, between Sarah H. Dunham and Ira T. Dunham, her husband
Douglas and State of Kansas, of the first part, and
Wm. T. Sinclair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Two hundred and twenty five (\$225.) 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:

Lots Nos. One Hundred and Thirty-six (136) and One Hundred and Thirty-eight (138), in Block No. Forty-one (41) in that part of the City of Lawrence known as West Lawrence. Parties of the first part hereby agree to maintain insurance of \$200. on the building 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 Sarah H. Dunham and Ira T. Dunham 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 or assigns, forever, against all persons lawfully claiming same. This Grant is intended as a Mortgage to secure the payment of the sum of \$225.

according to the terms of one 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 three 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 ten per cent per annum until fully paid, in cash or by Sheriff's Deed, to 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 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

Sarah H. Dunham (SEAL.)
Ira T. Dunham (SEAL.)
 (SEAL.)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 5th day of May A. D. 1925, before me



the undersigned a Notary Public in and for said County and State, came Sarah H. Dunham and Ira T. Dunham, 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

Dec. 25th 1929

Joseph E. Rypis Notary Public.

Filed for Record the

5th day of May

A. D. 1925 at 8:00 o'clock P. M.

A. W. Armstrong, Register of Deeds.
By Charles E. Armstrong,

In consideration of full payment of the within mortgage I hereby release the same this 5th day of May 1925.

attest
Thos. L. Lawrence,
Notary Public.