

MORTGAGE RECORD No. 43.

MORTGAGE Standard Form. PAPER AND PRINTERS BINDERS AND BLANK BOOK MAKERS LAWRENCE, KAN.

This Indenture, Made this first day of August in the year of our Lord, Nineteen hundred and five, between Effie A. Kaiser and Albert C. Kaiser, her husband, of the City of Hardin, Kansas, of the first part, and Stella Boardman, of the second part:

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

The South Fifteen (15) acres of the north half (1/2) of the south west quarter (1/4) of the south east quarter (1/4) of section Eighteen (18), Township Twelve (12), Range Twenty (20), East of the 2d R.M. Also lots numbers One hundred and thirty seven (137), One hundred thirty nine (139), One hundred forty one (141) One hundred forty three (143), and One hundred forty five (145) on Court Street in Block number three (3) in that part of the City of Lawrence, Kansas known as north Lawrence.

with all the appurtenances, and all the estate, title and interest of the said parties 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 One Thousand Dollars according to the terms of One certain Note this day executed

and delivered by the said parties of the first part, the said Effie A. Kaiser to the said part of the second part Payable three years after date with interest thereon according to the terms of said note and coupons thereon attached.

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 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 part of the first part making such sale, on demand, to said Effie A. Kaiser, her heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Phil M. Brown, Effie A. Kaiser (SEAL), Albert C. Kaiser (SEAL), and Stella Boardman (SEAL)

STATE OF KANSAS, County of Hardin

BE IT REMEMBERED, That on this first day of August A. D. 1905, before me Phil M. Brown a Notary Public in and for said County and State, came Effie A. Kaiser and Albert C. Kaiser, her husband 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 June 6th 1908. Phil M. Brown Notary Public.

Filed for Record the tenth day of August A. D. 1905, at 10:20 o'clock A.M. A.W. Armstrong Register of Deeds. Deputy.

This following is a summary of the original instrument. The above parties described herein have paid for full, their mortgage is hereby released, and the same has been cancelled and discharged. An abstract may be obtained from the office of the Register of Deeds, Lawrence, Kansas, at the rate of \$1.00 per page. Stella B. Boardman.

Recorded 7-14-05. This following is a summary of the original instrument. The above parties described herein have paid for full, their mortgage is hereby released, and the same has been cancelled and discharged. An abstract may be obtained from the office of the Register of Deeds, Lawrence, Kansas, at the rate of \$1.00 per page. Stella B. Boardman.