

MORTGAGE RECORD No. 43.

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This Indenture, Made this First day of November in the year of our Lord, Thirteen hundred and five, between John Briggs and Charles Briggs, his wife & James C. Wallace and Ida Wallace, of Lawrence in the County of Douglas and State of Kansas, of the first part, and _____ of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One Hundred and Twenty-five (\$125) 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: Lot 16, number One Hundred Sixteen (116), One Hundred Eighteen (118), and One Hundred Twenty (120), all in Block number Forty-four (34), in that part of the city of Lawrence known as West Lawrence,

Said James C. Wallace and Ida Wallace hereby agree to maintain insurance on the building now on or to be erected on said premises, in the sum of \$2,000, for the benefit of said second party, his heirs and 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 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 and that they will warrant and defend the same in the right & peaceable possession of said second party, his heirs & assigns forever against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of \$125.

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

but in three years from date, with interest from date to maturity as evidenced by coupons attached thereto and interest after maturity at default at the rate of 10% per annum, until fully paid in cash or by bonds duly 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 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

John Briggs [SEAL]
James Wallace [SEAL]
Cecilia Briggs [SEAL]
Ida Wallace [SEAL]

STATE OF KANSAS,

County of Douglas ss.

BE IT REMEMBERED, That on this 8th day of November A. D. 1925, before me the undersigned a Notary Public in and for said County and State, came John Briggs and Charles Briggs, his wife, James C. Wallace and Ida Wallace, his wife, 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 March 29 - 1927

Joseph C. Briggs Notary Public.

Filed for Record the 8th day of Nov. A. D. 1925, at 11:00 o'clock A. M.

W. W. Armstrong Register of Deeds.
By E. C. Armstrong Deputy.

This Indenture is entered on the original instrument. The Note, however, described, having been paid in full this Mortgage is hereby released and the same is hereby cancelled. Witness my hand this First day of June A.D. 1906.

Recorded June 1st 1906. W. W. Armstrong, Register of Deeds.

The following is endorsed on the original instrument. The Note herein described, having been paid in full this Mortgage is hereby released and the same is hereby cancelled. Witness my hand this 13th day of November, 1906.

Recorded March 14th 1906.