

MORTGAGE RECORD No. 43.

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

This Indenture, Made this Eleventh day of December in the year of our Lord, Thirteen hundred and Five, between Lewi Dersheim and Mary Dersheim, his wife, of Douglas in the County of 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 Three Hundred (\$300.) Dollars, to have 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 North Sixty (60) Acres of the West

One Hundred and Twenty (120) Acres of the North West Quarter of Section No. Twelve (12) in Township No. Fifteen (15) South, of Range No. Twenty (20) East of the 6th P.M.

Parties of the first part hereby agree to maintain insurance of \$500. on the buildings now 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 party of the first part therein. And the said Lewi Dersheim and Mary Dersheim 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 unto said second party, his heirs or assigns, against the lawful claims of all persons.

This Grant is intended as a Mortgage to secure the payment of the sum of Three Hundred Dollars 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 he in three yrs. from Dec. 10, '05, with interest from date to maturity as evidenced by coupons attached thereto and interest at maturity or default at the rate of 6% per annum until fully paid in cash or by Sheriff's and other court's process.

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 seals the day and year first above written.

Signed, Sealed and Delivered in Presence of L. Dersheim [SEAL.] Mary Dersheim [SEAL.]

STATE OF KANSAS, County of Douglas ss.

BE IT REMEMBERED, That on this 11th day of December A. D. 1905, before me the undersigned a Notary Public in and for said County and State, came Lewi Dersheim and Mary Dersheim, 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 Oct. 13th, 1907 C. H. Hawke Notary Public.

Filed for Record the 11 day of Dec. A. D. 1905, at 3 30 o'clock P. M. W. H. Armstrong Register of Deeds. By Eric Armstrong Deputy.

(Error) The note referred to in this mortgage is not attached and the same is hereby acknowledged. As witness my hand this 11th day of December, A. D. 1905. Wm. T. Sinclair

Recorded May 3, 1911
 Lloyd & L. Lawrence
 Registered Deeds

(For release see Book 51, Page 551)
 For Assignment see Book 51, Page 305