

## MORTGAGE RECORD No. 43.

MORTGAGE Standard Form. JOURNAL Vol. Printers, Under and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this Twentieth day of April in the year of our Lord, 1906,  
hundred and six, between Charlotte Layport and P.W. Layport  
her husband of \_\_\_\_\_ in the County of  
Douglas and State of Kansas, of the first part, and  
Wm. J. Sinclair of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of  
Three Hundred (\$300.) Dollars,  
to them duly paid, the receipt of which is hereby acknowledged, ha absold, and by these presents do \_\_\_\_\_ grant, bargain, sell and mortgage  
to the said part 2d 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. Five (5) and Six (6), in Block No. Twenty two  
(22) in Sinclair's Addition to the City of Lawrence.  
Parties of the first part hereby agree to maintain insurance  
of \$1900. on the buildings 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 part 1st of the first part therein. And the said \_\_\_\_\_  
Charlotte Layport and P.W. Layport do \_\_\_\_\_ hereby covenant and agree that  
at the delivery hereof they are 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 they will warrant and defend the  
same in the quiet and peaceable possession of said second party, his heirs and assigns forever  
against all persons lawfully claiming the same. 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 part 2d of the second part  
due in five years from date, with interest from date to maturity as evidenced by coupons attached  
thereto, and interest after maturity at the rate of 10% until fully paid in cash or by shifts  
due 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 part 2d 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 2d making such sale, on demand, to said parties of the first part, their  
heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part ha hereunto set their hand & seal the day and year first above  
written.

Signed, Sealed and Delivered in Presence of

Charlotte Layport (SEAL)  
P.W. Layport (SEAL)  
(\_\_\_\_\_) (SEAL)

STATE OF KANSAS, } ss.  
County of Douglas

BE IT REMEMBERED, That on this 20th day of April A. D. 1906, before me

L.S.

The undersigned a Notary Public in and for said County and State, came  
Charlotte Layport and P.W. Layport, her husband  
to me personally known to be the same  
person 3 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 Feb 27th 1909.

Joseph E. Riggs Notary Public.

Filed for Record the 20th day of April A. D. 1906, at 4<sup>35</sup> o'clock P.M.

A.W. Armstrong Register of Deeds.  
(\_\_\_\_\_) Deputy.

In consideration of full pay-  
ment of the within mortgage  
I hereby release the same this  
20th day of May, 1907...

Wm. J. Sinclair

Collect. A.W. Armstrong  
Register of Deeds

(For Assignment, X 20 Book 57 Page 1110)

(The following is endorsed on the original instrument)  
Noted Nov. 14-1907  
Wm. J. Sinclair, Reg. of Deeds.