

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

This Indenture, Made this Twentieth day of April in the year of our Lord, 1906
Between Sarah Featherston, a Single Woman, of the County of Douglas and State of Kansas, of the first part, and Wm. T. Sinclair of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Twelve Hundred (\$1200.) Dollars, to her duly paid, the receipt of which is hereby acknowledged, hathold, and by these presents doth 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 East one-half of the South West Quarter of Section No. Twenty-seven (27) in Township No. Fourteen (14), South of Range No. Eighteen (18), East of the 6th P.M.

Party of the first part hereby agrees to maintain insurance of \$1200. on the buildings now erected on or to be erected on said premises for the benefit of said second party, 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 Sarah Featherston doth hereby covenant and agree that at the delivery hereof she is 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 she will warrant and defend the same in the quiet and peaceable possession of the 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 Twelve Hundred Dollars.

according to the terms of one certain Mortgage Note this day executed and delivered by the said party of the first part to the said party of the second part due in five years from date, with interest from date to maturity, as evidenced by certain Attached Receipt, and interest after maturity or default at the rate of 10% until fully paid in cash or by Sheriff's sale to above described premises.

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 party of the first part, her heirs and assigns.

IN WITNESS WHEREOF, The said party of the first part hath hereinto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Sarah Featherston [SEAL] [SEAL] [SEAL]

STATE OF KANSAS, } ss.
County of Douglas

BE IT REMEMBERED, That on this 20th day of April A. D. 1906, before me the undersigned a Notary Public in and for said County and State, came Sarah Featherston, a Single Woman.



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 March 22nd 1909. Joseph E. Riggs Notary Public.

Filed for Record the 20th day of April A. D. 1906, at 4⁰⁰ o'clock P.M.
A. W. Armstrong Register of Deeds.
Deputy.

The following is a copy of the original instrument. It was recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 20th day of April, 1906, and the said County Clerk, Douglas County, Kansas, has caused the same to be recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 20th day of April, 1906.