

## MORTGAGE RECORD No. 43.

MORTGAGE Standard Form. JOCKMAC CO., PRINTERS, BURGESS AND BLANK BOOK MAKERS, LAWRENCE, KAN.

This Indenture, Made this Twenty Sixth day of April in the year of our Lord, 1906  
Thousand and Six, between Peter Ralston, (an unmarried man)  
 of \_\_\_\_\_ 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 party \_\_\_\_\_ of the first part, in consideration of the sum of  
Two Hundred and Fifty (\$250.) Dollars,  
 to him duly paid, the receipt of which is hereby acknowledged, have sold, 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 South one-half of the North West quarter of Section No  
Twenty (30) in Township No Thirteen (13), South of Range No Twenty  
(20), East of the 6th P. M.

with all the appurtenances, and all the estate, title and interest of the said party \_\_\_\_\_ of the first part therein. And the said \_\_\_\_\_  
Peter Ralston doth hereby covenant and agree that

at the delivery hereof he 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 he will warrant and defend the same  
in the quiet and peaceable possession of the 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  
\$250.

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 Three years from date, with interest from date to maturity as evidenced by coupons  
attached thereto; and interest, after maturity, or default at the rate of 10% per annum  
until fully paid in Cash, or by Sheriff's deed 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, his  
 heirs and assigns.

IN WITNESS WHEREOF, The said party \_\_\_\_\_ of the first part hath hereunto set his hand and seal the day and year first above  
 written.

Signed, Sealed and Delivered in Presence of

Peter Ralston

[SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

County of Douglas } ss.

BE IT REMEMBERED, That on this 26th day of April A. D. 1906, before me

The undersigned a Notary Public in and for said County and State, came

Peter Ralston, an unmarried man,  
 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 27th, 1907.

Joseph E. Riggs

Notary Public.

Filed for Record the 1st day of May

A. D. 1906 at 10 o'clock A. M.

W. W. Armstrong, Register of Deeds.

Deputy.

In consideration of full pay-  
 ment of the within mortgage  
 I hereby release the same this  
 \_\_\_\_\_ day of \_\_\_\_\_, 1906.

Wm. T. Sinclair

Attest W. W. Armstrong  
Register of Deeds.

In consideration of full pay-  
 ment of the within mortgage

Attest Wm. T. Sinclair