

## MORTGAGE RECORD No. 43.

MORTGAGE Standard Form - JOURNAL OF THE LENDERS, BUNDERS AND MANY BANK MORTGAGE LENDERS, ETC.

This Indenture, Made this 8<sup>th</sup> day of October in the year of our Lord 1906  
Hundred and Six between James S. Taylor and Mabel Willett  
Taylor, his wife, of the Township of Wabearusa in the County of  
Douglas and State of Kansas, of the first part, and  
A. Palm of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of  
Four Hundred Dollars,  
 to him 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 East Eleven (11) acres of the North-east-quarter (1/4) of the  
South-east-quarter (1/4) of Section Twenty-three (23) in Township  
Twelve (12) South Range Twelve (12) East, less One (1) acre subject to  
School District Fifty-three (53) and described as follows: Commencing  
at the North-east corner of the South-east-quarter of said  
Section Twenty-three (23); thence South Twelve (12) rods and  
Twelve (12) feet; thence West Twelve (12) rods and Twelve (12)  
feet; thence North Twelve (12) rods and Twelve (12) feet; thence  
East Twelve (12) rods and Twelve (12) feet to place of beginning.

with all the appurtenances, and all the estate, title and interest of the said party 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 owner of the premises, above granted, and seized of a good and indefeasible  
 estate of inheritance therein, free and clear of all incumbrances

This Grant is intended as a Mortgage to secure the payment of the sum of  
Four Hundred Dollars  
 according to the terms of One certain Note this day executed  
 and delivered by the said Parties of the first part to the said party of the second part  
Payable three years after date with interest thereon according to the terms of  
said note and coupons thereto attached.

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 party 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

James S. Taylor [SEAL.]  
Mabel Willett Taylor [SEAL.]  
 [SEAL.]

STATE OF KANSAS,  
County of Douglas ss.

BE IT REMEMBERED, That on this 8<sup>th</sup> day of Oct., A. D. 1906, before me

Hugh Blair a Notary Public in and for said County and State, came

James S. Taylor and Mabel Willett

Taylor, his wife, 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 25 Dec. 1909

Hugh Blair  
 Notary Public.

Filed for Record the 9 day of Oct. A. D. 1906, at 2<sup>00</sup> o'clock P. M.

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

The following is a copy of the original instrument  
 as recorded in the office of the Register of Deeds  
 of Douglas County, Kansas, on the 9th day of October, 1906.  
 Attest: W. W. Armstrong, Register of Deeds.  
 Oct. 9, 1906.

Received Oct. 12, 1907.  
 W. W. Armstrong, Register of Deeds.