

MORTGAGE RECORD No. 43.

MORTGAGE Standard Form. Judicial Co. Printers, Binders and Blank Book Makers, Lawrence, Kas.

This Indenture, Made this Third day of January in the year of our Lord, one thousand nine hundred seven, between W. W. A. Reynolds of Missouri in the County of

Indian Territory and State of Kansas, of the first part, and Peoples State Bank of Lawrence Kansas of the second part:

Witnesseth, That the said part of the first part, in consideration of the sum of Two Thousand Dollars, to him duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do grant, bargain, sell and mortgage to the said part of the second part and 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 one-half interest in and to tract of land known as The University Place Addition, containing One Hundred and Seventy two Lots, to wit lots 4-5-6 in Bl. 1; lot 3 in Bl. 2; lot 2-5-6 in Bl. 3; lot 4, 2, 4, 5, 6 in Bl. 4; lot 1-2-3 in Bl. 5; 1 to 10 inclusive Bl. 6; 2 to 20 inclusive in Bl. 7; 1 to 10 inclusive in Bl. 8; 1 to 10 inclusive in Bl. 9; 16 to 20 inclusive in Bl. 9; 16 to 20 inclusive in Bl. 10; 1 to 7 inclusive in Bl. 11. 8 to 14 inclusive in Bl. 11; 1 to 15 inclusive in Bl. 12; 1 to 16 inclusive in Bl. 13. 1 to 16 inclusive in Bl. 14; 1 to 8 inclusive in Bl. 15

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said W. W. A. Reynolds do 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 against all claims whatsoever

This Grant is intended as a Mortgage to secure the payment of the sum of Two Thousand Dollars according to the terms of a certain note this day executed

and delivered by the said W. W. A. Reynolds to the said part of the second part payable at Lawrence, Kansas said note of (2000.00) Two Thousand Dollars due January 2nd 1908, said note to bear 8% interest from date with interest thereon.

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 of the second part, by its 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 making such sale, on demand, to said Peoples State Bank of Lawrence Kansas heirs and assigns.

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

Signed, Sealed and Delivered in Presence of W. W. A. Reynolds [SEAL] C. H. Roberts [SEAL] [SEAL]

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 3rd day of January A. D. 1907, before me James A. Norton a Notary Public in and for said County and State, came W. W. A. Reynolds

W. W. A. Reynolds 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 Feb 7 - 1907 James A. Norton Notary Public.

Filed for Record the 5th day of Jan A. D. 1907 at 2:30 o'clock A.M.

W. A. Armstrong Register of Deeds. E. C. Armstrong Deputy.

The following is a copy of the original instrument as recorded in the office of the Register of Deeds, Douglas County, Kansas, on January 16, 1907, and is hereby certified to be a true and correct copy of the original instrument as recorded.

Recorded May 16, 1907
By W. A. Armstrong
Register of Deeds