

MORTGAGE RECORD No. 43.

427 33

MORTGAGE Standard Form. JOHNSON & CO. PRINTERS, HICKORY AND BROADWAY, LAWRENCE, KAN.

This Indenture, Made this Twenty day of May, in the year of our Lord, 1907, between Phoebe Conway, widow, Ethel Conway and Catharine Conway, both unmarried of Douglas County and State of Kansas, of the first part, and Wm. J. Sinclair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One Hundred and Fifty (\$150.) Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said part y 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:

Lot No. 7-1/2 (50) on Pennsylvania Street, in the City of Lawrence, being the homestead of said parties of the first part; Said parties of the first part hereby agree to maintain insurance of \$500. on the building 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 parties of the first part therein. And the said Phoebe Conway, Ethel Conway and Catharine Conway hereby covenant and agree that at the delivery hereof they are the lawful owners 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 against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of \$150.

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 y 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 or default at the rate of 10% per annum until fully paid, 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 y 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 y making such sale, on demand, to said party of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said part y 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
Phoebe Conway (SEAL.)
Ethel Conway (SEAL.)
Catharine Conway (SEAL.)

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 31st day of May, A. D. 1907, before me

the undersigned a Notary Public in and for said County and State, came Phoebe Conway, widow, Ethel Conway and Catharine Conway, both single, being 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 29th 1909. Joseph E. Riggs Notary Public.

Filed for Record the 31 day of May, A. D. 1907, at 10 o'clock P. M.

J. W. Armstrong Register of Deeds.
By Elsie B. Armstrong, Deputy.

Phoebe Conway is deceased and her heirs are not named in this mortgage as being deceased and the heirs of Phoebe Conway are named in this mortgage as being deceased and the heirs of Phoebe Conway are named in this mortgage as being deceased.

Recorded May 17/1908
Hyp. Lawrence
By Notary Public