

# MORTGAGE RECORD No. 43.

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MORTGAGE Standard Form. Journal Co. Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this 22 day of June in the year of our Lord, 1907  
hundred and seven between Charlotte Layport and P.W. Layport her husband  
of Lawrence in the County of Douglas and State of Kansas, of the first part, and One J. Sinclair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One Thousand (\$1000.) Dollars, to be 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 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 Five (5) in Block No. Twenty-two (22) in Sinclair's Addition to the City of Lawrence.

Said parties of the first part hereby agree that they will maintain insurance of \$12.00. on the buildings now on or to be erected on said lot, for the benefit of said second part, his heirs or assigns, during the existence of this loan, with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said Charlotte Layport and P.W. Layport do 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 accept and defend the same in the quiet and peaceful possession of the said second part, his heirs or assigns, forever, against all persons lawfully claiming the same.

This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars according to the terms of one certain mortgage note and delivered by the said parties of the first part to the said part of the second part due in Five years from date with interest from date to maturity as evidenced in coupons attached thereto, and interest after maturity at the rate of 10 per cent annum, until fully paid in cash or by checks such as may be required.

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, 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 of making such sale, on demand, to said parties of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Charlotte Layport [SEAL.]  
P.W. Layport [SEAL.]  
One J. Sinclair [SEAL.]

STATE OF KANSAS, } ss.  
County of Douglas

BE IT REMEMBERED, That on this 23rd day of June A. D. 1907, before me the undersigned a Notary Public in and for said County and State, came Charlotte Layport and P.W. Layport her husband 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 29-Mch-1907 Joseph E. Riggs Notary Public.

Filed for Record the 24th day of June A. D. 1907, at 2 o'clock P. M.  
A. A. Armstrong Register of Deeds.  
By Eric C. Armstrong Deputy.

In consideration of full payment of the within mortgage I hereby release the within lot on the day of August 1914

Attest Lawrence  
 Notary Public