

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

This Indenture, Made this 25 day of June in the year of our Lord, one thousand and seven, between C. F. Grooms, and Emma Grooms, wife of C. F. Grooms in the County of Douglas and State of Kansas, of the first part, and Merchants Loan & Savings Bank of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Eight hundred and Seventy-five 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 party of the second part, their 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 numbers Twenty-three (23) and Twenty-four (24) in Block numbered Five (5) of Lanes First Addition to the City of Lawrence, Douglas County, Kansas.

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 Eight hundred & Seventy five 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 five years after date with interest at 6% after date semi-annually.

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, 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 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

Jennie Watt

C. F. Grooms [SEAL]

Emma G. Grooms [SEAL]

STATE OF KANSAS,

County of Douglas ss.

BE IT REMEMBERED, That on this 25 day of June, A. D. 1907, before me

Jennie Watt a Notary Public in and for said County and State, came C. F. Grooms and Emma G. Grooms, 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 30th Nov. 1908

Jennie Watt Notary Public.

Filed for Record the 26 day of June, A. D. 1907, at 2 o'clock P. M.

W. H. Armstrong Register of Deeds.
By Elizabeth Armstrong Deputy.

The note herein described having been paid in full, this mortgage is hereby released and the lien hereby created is hereby cancelled. Attest: W. H. Armstrong Register of Deeds.

Recorded July 25 1911
Floyd & Lawrence
Register of Deeds

The foregoing mortgage is hereby released and the lien hereby created is hereby cancelled. Attest: W. H. Armstrong Register of Deeds.
Recorded Jan 16 1909
Floyd & Lawrence
Register of Deeds