

MORTGAGE Standard Form. JOHNSON & CO. PRINTERS, BIRMINGHAM AND BUREAU OF RECORDS, LAWRENCE, KAN.

This Indenture, Made this Thirtieth day of February in the year of our Lord, one thousand and seven, between Leonard C. Delfs, an unmarried man of Lawrence in the County of Douglas and State of Kansas, of the first part, and Wm T. Sinclair of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Twenty (\$20) Dollars, to him duly paid, the receipt of which is hereby acknowledged, hath sold, and by these presents doth 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:

Lot No. Seventy-three (73), in Block No. Twenty-four (24), that part of the City of Lawrence known as West-Lawrence.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Leonard C. Delfs doth hereby covenant and agree that

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 & defend the same to the grant & peaceable possession of said second party his heirs & assigns forever, against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of

Twenty Dollars according to the terms of one certain mortgage note this day executed

and delivered by the said party of the first part to the said party of the second part due on or before one year from date, with interest as evidenced thereby.

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 party of the first part, his heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Leonard C. Delfs [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 13th day of February A. D. 1907, before me

the undersigned a Notary Public in and for said County and State, came Leonard C. Delfs an unmarried man 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 29, 1909.

Joseph E. Riggs
Notary Public.

Filed for Record the 5th day of Aug. A. D. 1907, at 5⁵⁵ o'clock P. M.

A. W. Armstrong Register of Deeds.
By Elsie C. Armstrong Deputy.

The following is endorsed on the original instrument

In consideration of full pay-
ment of the within mortgage
I hereby release the same this
... day of ... 1907

Wm T. Sinclair

Recorded July 26 1910
Hays & Lawrence
Register of Deeds