

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

This Indenture, Made this Fourth day of November in the year of our Lord, nineteen hundred and Seven, between Wm H. Nelson and Son of Lawrence in the County of Douglas and State of Kansas, of the first part, and Draphine P. Stranger of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Five Hundred (\$500.) 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 of the second part her 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. One (1) in Bino's Addition to the City of Lawrence,

Parties of the first part hereby agree to maintain insurance on the buildings now on or to be erected on above described premises for the benefit of said second party, her heirs or assigns, during the existence of this loan to the amount of \$500.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said

Wm H. Nelson & Son Nelson 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 warrant & defend the same in the quiet enjoyment of said second party her 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 Five Hundred Dollars

according to the terms of one certain note this day executed parties

and delivered by the said parties of the first part to the said party of the second part due in 5 years from date, with interest from date to maturity as evidenced by coupons attached thereto & interest after maturity or default at rate of 7 1/2 % 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 party of the second part, her 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 parties 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

Anna Chace

W. H. Nelson

Son Nelson

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 11 day of November A. D. 1907, before me

the undersigned a Notary Public in and for said County and State, came Wm H. Nelson and Son Nelson 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 Dec 12 1908

Wm T. Simalini

Notary Public.

Filed for Record the 12 day of Nov, A. D. 1907, at 12 o'clock — M.

Al. Armstrong Register of Deeds.
By Eric O. Armstrong Deputy.