

James W. Jeffries (SEAL)

Sarah A. Jeffries (SEAL)

State of Kansas, County of Franklin, SS Be it remembered, That on this 28th, day of August A. D. 1907, before me, a Notary Public in and for said County and State, came James W. Jeffries and Sarah A. his wife to me personally known to be the same persons 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.

(SEAL)

Mary E. Wilkinson, Notary Public.

My com expires on the 25<sup>th</sup> day of August 1909.Recorded Aug. 29<sup>th</sup>, A.D. 1907 at 8.50 A.M.

Register of Deeds.

Deputy.

*Attest my hand,*  
*By Eric E. Robinson,*

This Indenture, Made this First day of August A. D. 1907 by and between Mary Nungesser unmarried of Lawrence, County of Douglas, and State of Kansas, party of the first part, and F. M. Perkins party of the second part.

Witnesseth: That the party of the first part, in consideration of the sum of Seventeen Hundred Dollars to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do Grant, Bargain, Sell and Convey unto the party of the second part, his heirs, executors, administrators or assigns, the following described real estate situated in the County of Douglas and State of Kansas, to-wit:  
 Lot one (1) in Block Twenty five (25) of Sinclairs addition to the city of Lawrence.  
 To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging. The party of the first part covenants and agrees that at the delivery hereof she is the lawful owner of said premises and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances and will warrant and defend the same in the quiet and peaceable possession of the party of the second part, his heirs, executors, administrators or assigns forever.

This Grant is intended as a mortgage to secure the payment of Seventeen Hundred Dollars according to the terms of a certain promissory note and a certain indenture of even date herewith, made by the party of the first part to the party of the second part and particularly defining and setting forth the terms and the manner of payment which said note and indenture are here referred to and made a part of this contract the same as though here written out in full.

The party of the first part covenants and agrees to pay all the taxes and assessments levied upon and assessed against said premises when due and payable: to pay all the premiums for the amount of insurance herein specified; and if not so paid, the party of the second part may pay said taxes and insurance premiums, and the amount so paid shall be a lien upon said premises, and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent. per annum until paid.

(OVER)

*Received of Mary Nungesser, Plaintiff, the sum of \$17.00, as full payment of the debt secured by the foregoing mortgage, and exchange the register of Deeds in the County of Douglas in the State of Kansas to discharge the same of Record.*  
*John E. Robinson*  
*Notary Public*  
*Recorded Aug. 29<sup>th</sup> 1907*