

MORTGAGE RECORD No. 45.

MORTGAGE STANDARD FORM. Gazette Co., Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this 3 day of April in the year of our Lord one thousand
Two hundred and Eight, between Sarah T. Hilkey of Super City in the County of

Otero and State of Colorado of the first part, and W. T. Busby of Baldwin - Kansas of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Three Hundred DOLLARS,

to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do 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 Eighteen (18) Thirteen (13) Twenty (20) and Twenty one (21) Baldwin City, Kansas.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Grantor does hereby covenant and agree that at the delivery hereof she 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 Three hundred Dollars according to the terms of one certain note this day executed and delivered by the said Sarah T. Hilkey to the said party of the second part his heirs or assigns.

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 Sarah T. Hilkey heirs and assigns.

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

Signed, Sealed and Delivered in presence of

Sarah T. Hilkey [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS

Otero County } ss.

BE IT REMEMBERED, That on this 3 day of April A. D. 1908, before me,

Patrick S. Woods a Notary Public in and for said County and State, came

S.S.

Sarah T. Hilkey 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. 5 1909

Patrick S. Woods Notary Public.

Filed for Record the 11 day of April A. D. 1908, at 2 o'clock A. M.

A. W. Armstrong Register of Deeds.
By Eli E. Armstrong Deputy.

The following is a copy of the original instrument as recorded in the office of the Register of Deeds, Baldwin City, Kansas, and is hereby certified to be a true and correct copy of the original instrument as recorded in the office of the Register of Deeds, Baldwin City, Kansas.