

MORTGAGE RECORD No. 45.

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

This Indenture, Made this Seventeenth day of April in the year of our Lord 1925
hundred and Eight, between Henry E. Broat and Lola A. Broat
his wife 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 parties of the first part, in consideration of the sum of
Three Hundred (\$300.) DOLLARS,
to him 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 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. Four (4) in Block No. Sixteen (16), on
Walnut Street, in that part of the City of Lawrence
known as North Lawrence;

Parties of the first part hereby agree to maintain insurance of
\$400. on the buildings now on or to be erected on
said premises, for the benefit of said second party,
his heirs or assigns, during the existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said
Henry E. Broat & Lola A. Broat 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, that they will warrant & defend the same
in the quiet & peaceable possession of said second party his heirs or assigns
forever against all persons lawfully claiming the same. 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 mortgage this day executed
and delivered by the said parties of the first part to the said party of the second part
for five years from date, with interest from date to maturity as evidenced
by coupons attached thereto, and interest after maturity or default at the rate of
ten per cent per annum until fully paid in cash or by disbursement to above described premises
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 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

Henry E. Broat, [SEAL]

[SEAL]

Lola A. Broat, [SEAL]

STATE OF KANSAS.

County of Douglas } ss.
BE IT REMEMBERED, That on this 7th day of April, A. D. 1925, before me,

the undersigned a Notary Public in and for said County and State, came
Henry E. Broat and Lola A. Broat
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 October 13 1927 C. B. Hawk Notary Public.

Filed for Record the 24 day of April, A. D. 1925, at 5 o'clock P. M.

W. C. Armstrong, Register of Deeds.
Edw. C. Armstrong, Deputy.

One returned by registered on the 21st of April 1925.
 The sole herein described having been sold by the said parties of the first part to the said party of the second part.
 As witness my hand and seal this 17th day of April 1925.
 Wm. T. Sinclair
 Notary Public
 Douglas Co., Kansas
 Filed for Record the 24 day of April 1925
 W. C. Armstrong
 Register of Deeds
 Edw. C. Armstrong
 Deputy