

MORTGAGE RECORD No. 45.

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

This Indenture, Made this Third day of April in the year of our Lord Twentieth hundred
and eight, between
Maudie B. Cooke, unmarried of Lawrence in the County of
Douglas and State of Kansas, of the first part, and _____ of the second part:

Witnesseth, That the said party of of the first part, in consideration of the sum of
Twelve hundred (\$1200.) DOLLARS,
 to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents doth grant, bargain, sell and mortgage
 to the said party of 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. Seventy seven (??) on Kentucky Street,
in the City of Lawrence:

Said party of the first part hereby agrees to maintain insurance
of \$15.00, on the buildings now or to be erected on said premises,
for the benefit of said second party, her heirs and assigns, during the
existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said party of of the first part therein. And the said
Maudie B. Cooke doth hereby covenant and agree that
 at the delivery hereof she is the lawful owner of the premises, above granted, and seized of a good and indefensible
 estate of inheritance therein, free and clear of all incumbrances and that she will warrant and defend the same
in the quiet and peaceable possession of the said second party, her heirs and assigns
against all persons lawfully claiming the same.
 This Grant is intended as a Mortgage to secure the payment of the sum of
Twelve hundred 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 of the second part
given for full purchase money, due 5 years from date, with interest as evidenced by
coupons attached thereto, and interest after maturity or default at the rate of 10% per annum
until fully paid in cash to the Sheriff of said County of Douglas, on said 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 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 of making such sale, on demand, to said party of the first part, her
 heirs and assigns.

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

Signed, Sealed and Delivered in presence of

Maudie B. Cooke [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

County of Douglas } ss.

BE IT REMEMBERED, That on this 28th day of April A. D. 1908, before me,

the undersigned a Notary Public in and for said County and State, came
Maudie B. Cooke, unmarried

_____ 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 29th 1909.

Joseph E. Riggs Notary Public.

Filed for Record the 29th day of April A. D. 1908, at 11²⁵ o'clock A. M.

Wm. Armstrong Register of Deeds.
By Elmer C. Armstrong Deputy.

The following is endorsed on the original instrument:
 The mortgage herein described having been paid in full, this mortgage
 is hereby released and the lien thereby created is hereby
 annulled. Witness my hand this 28th day of January A.D. 1906
 J.M. Hill
 (For assignment see Book 12 Page 10)
 Recorded Jan. 31, 1910
 Floyd L. Lawrence
 Register of Deeds