

## MORTGAGE RECORD No. 45.

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

This Indenture, Made this 5<sup>th</sup> day of June in the year of our Lord one thousand and Eight, between Laurence Walworth, a single man of Baldwin in the County of Douglas and State of Kansas, of the first part, and Geo. H. Benedict of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Three Hundred and Seventy Five DOLLARS, to him 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:

The North one half (1/2) of lots sixty, Eighty (80) Sixty-nine (69) and Seventy (70) Ames Street, Baldwin City, Kansas.

(note) Baldwin, Kansas - June 5<sup>th</sup> 1908 - \$375.00 Eighteen months after, date I promise to pay to the order of Geo. H. Benedict at the Baldwin State Bank, Baldwin, Kansas, Three hundred and Seventy five Dollars for value received, with interest at the rate of 8 per cent, per annum from date.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Laurence Walworth do hereby covenant and agree that at the delivery hereof he is 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 \$375.00 according to the terms of note certain note this day executed and delivered by the said Laurence Walworth to the said party of the second part

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, and 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 Laurence Walworth, heirs and assigns.

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

Signed, Sealed and Delivered in presence of

W. A. McClure

Laurence Walworth [SEAL]

[SEAL]

[SEAL]

## STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 5<sup>th</sup> day of June A. D. 1908, before me,

W. A. McClure

a Notary Public in and for said County and State, came

Laurence Walworth a single man

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 July 18<sup>th</sup> 1911

W. A. McClure Notary Public.

Filed for Record the 6<sup>th</sup> day of June A. D. 1908, at 2<sup>30</sup> o'clock P. M.

W. A. McClure Register of Deeds.

By W. A. McClure Deputy.

This Indenture is deposited on file in the original instrument in the office of the Register of Deeds, Baldwin City, Mo., and the same is hereby released and the same is hereby created discharged. As witness my hand this 5<sup>th</sup> day of June, A. D. 1908.

Recorded June 26 1908  
May 21 1908  
W. A. McClure  
Register of Deeds  
Baldwin City, Mo.

This document is returned on the original instrument. The same herein described having been paid in full, this mortgage is hereby released and the same is hereby created discharged. As witness my hand this 5<sup>th</sup> day of June, A. D. 1908.

Recorded June 26 1908  
May 21 1908  
W. A. McClure  
Register of Deeds  
Baldwin City, Mo.