

MORTGAGE RECORD No. 45.

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

This Indenture, Made this Eighth day of June in the year of our Lord Thirteen hundred and Eight, between James R. Carpenter, single and Robert Carpenter, single, of the Township of Wakarusa in the County of Douglas and State of Kansas, of the first part, and Hugh Blair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Three Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said part y 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 Twenty (20) acres of the West Sixty (60) acres of the South West quarter (9) of Section Twenty seven (27) in Township Twelve (12) of Range Nineteen (19) in Douglas County, Kansas.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Parties of the first part, do hereby covenant and agree that at the delivery hereof they are the lawful owners 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 Parties of the first part to the said part y of the second part Payable three years after date with interest thereon according to the terms of said note by coupons-hereto attached

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 part y 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 part y making such sale, on demand, to said Parties of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said part y 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

Jessie Watt

James R. Carpenter [SEAL]
Robert Carpenter [SEAL]

STATE OF KANSAS.

County of Douglas ss.

BE IT REMEMBERED, That on this 8th day of June, A. D. 1922, before me,

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

James R. Carpenter, single and Robert

Carpenter, single 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 20 Mch, 1923. Jessie Watt Notary Public.

Filed for Record the 20 day of June, A. D. 1922, at 2¹⁵ o'clock A.-M.

W. W. Armstrong, Register of Deeds.
By: Chas. C. Armstrong, Deputy.

The following is entered on the official instrument: This note herein described having been paid in full, this mortgage is hereby released, and the parties hereto are hereby released from all obligations thereon, 1911

Recorded June 6, 1911
H. W. Armstrong
Register of Deeds.