

MORTGAGE RECORD No. 45.

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

This Indenture, Made this 1st day of June in the year of our Lord one thousand and eight, between William Andrew Christensen a single man of Lawrence in the County of Douglas and State of Kansas, of the first part, and Albert L. Stanton of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Four Thousand 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 portion of North West Quarter 4 of Section Twenty Four (24) Township (13) Range Nineteen (19) East of 6th P.M. described as follows; Commence at a point in the center of Wakarusa Creek where the west line of said quarter section crosses said creek; thence south on said section line to the south west corner of said quarter section; thence east to the south east corner of said quarter section; thence north to a point in the center of said Wakarusa Creek where the East line of said North West 1/4 of said section crosses the same; thence westward along the center of said creek to place of beginning.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said William Andrew Christensen 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 Four Thousand Dollars according to the terms of two certain notes this day executed and delivered by the said William Andrew Christensen a single man to the said party of the second part Albert L. Stanton.

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 William Andrew Christensen 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

William Andrew Christensen [SEAL.]

[SEAL.]

[SEAL.]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 1st day of June, A. D. 1908, before me,

Henry G. Parsons a Notary Public in and for said County and State, came

William Andrew Christensen

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 June 5th 1909

Henry G. Parsons Notary Public.

Filed for Record the 30 day of June, A. D. 1908, at 4³⁰ o'clock P. M.

W. Armstrong Register of Deeds.
E. C. Armstrong Deputy.

The following is a copy of the original instrument as filed in the office of the Register of Deeds, Douglas County, Kansas, on the 1st day of June, 1908, and is hereby certified to be a true and correct copy of the original instrument as filed in the office of the Register of Deeds, Douglas County, Kansas, on the 1st day of June, 1908.

Recorded August 22, 1909
Floyd L. Lawrence
Register of Deeds,
Douglas County, Kansas.