

MORTGAGE RECORD No. 45.

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

This Indenture, Made this 23rd day of July in the year of our Lord nineteen hundred and eight (1908), between Maggie A. Woodward, a widow, of Clinton in the County of Douglas, and State of Kansas, of the first part, and L. Luther H. Lewis of Lawrence, Douglas County, Kansas, of the second part:

Witnesseth. That the said part of the first part, in consideration of the sum of One Hundred (100.00) DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and mortgage to the said part 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:

Begins at south west corner of the South East quarter (SE 1/4) of Section 49, Township Thirteen (13) Range Eighteen (18) with north west line of said quarter extending due north and east to a point where it meets line between the middle of the channel of Arkansas Creek, thence north easterly to the middle of the channel of said creek to the first or west bank of Spring Fork, southerly down the middle stream of said creek a point seventeen (17) chains south of the mouth line of said creek, ending at point eighteen (18) feet from the river bed (18 ft) chain 26 of the west line of said quarter, south to the southwest of said quarter extending eighteen (18) feet due south, then turning due west, then due north along the south bank of said creek to the north line of said tract described; Also commencing at the south east corner of the south west quarter (SW 1/4) of Section 49, Township Thirteen (13) Range Eighteen (18) one mile west of the center of Arkansas Creek, thence running north on the quarter section line bearing north one fifth (1/5) rods to the center of Arkansas Creek to place of beginning; Excess: Twenty five (25) rods to the south east corner of Section 49, Township Thirteen (13) Range Eighteen (18) three rods twenty two (22) rods three rods thirty four (34) rods due northwesterly in a circle or curve to place of beginning, as to certain trees found in the third (3) acres of the above described land containing in the aggregate forty nine and seven twelfths (49 7/12) acres & all in Douglas County, Kansas, being the same land as is described in the above-mentioned Deed No. 37 of Mortgages, in the office of Register of Deeds of Douglas County, Kansas;

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said

Maggie A. Woodward does 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 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

One hundred Dollars

according to the terms of me certain mortgage note this day executed and delivered by the said Maggie A. Woodward to the said part 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 part 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 of the second part making such sale, on demand, to said Maggie A. Woodward, jointly, or separately, her heirs and assigns.

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

Signed, Sealed and Delivered in presence of

Maggie A. Woodward, [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 23rd day of July A. D. 1908, before me,

R. C. Manley a Notary Public in and for said County and State, came

(23) Maggie A. Woodward - a widow,

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 November 4th 1908

R. C. Manley Notary Public.

Filed for Record the 29 day of July A. D. 1908, at 3 o'clock P. M.

All County Reg. of Deeds.
By Clerk, C. W. Armstrong, Deputy.