

## MORTGAGE RECORD No. 45.

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

This Indenture, Made this Twenty fifth day of July in the year of our Lord one thousand and Eight, between Seldon M. Cramer and H. J. Cramer, his wife, of Lawrence in the County of Douglas and State of Kansas, of the first part, and Wm. F. Sinclair of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Five Hundred (\$500.) 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 2d 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:

Lot No One hundred and Sixty six (166) in Kentucky Street in the City of Lawrence;

Parties of the first part, hereby agree to maintain insurance of \$600 on the buildings now on it to be erected on said premises, for the benefit of said second party, his heirs or assigns, during the existence of this loan;

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Seldon M. Cramer & H. J. Cramer 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 save in the quiet and peaceable possession of the said second party, his heirs and assigns forever against all persons lawfully claiming same. This Grant is intended as a Mortgage to secure the payment of the sum of Five hundred dollars.

according to the terms of one certain mortgage note this day executed.

and delivered by the said parties of the first part to the said part 2d of the second part due in Five years from date, with interest from date of maturity as evidenced by coupons attached thereto, interest, after maturity or default at rate of 10% per annum until fully paid. 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 2d 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 parties of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said parties 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

S. M. Cramer (SEAL)

H. J. Cramer (SEAL)

(SEAL)

## STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 30<sup>th</sup> day of July A. D. 1908, before me,

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

Seldon M. Cramer and H. J. Cramer

his wife 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 29<sup>th</sup> 1909,

Joseph E. Rigg's Notary Public.

Filed for Record the 31 day of July A. D. 1908, at 9<sup>15</sup> o'clock A. M.

W. Armstrong Register of Deeds.

By Eric C. Armstrong Deputy.

This following is endorsed on the original instrument.  
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created is changed. As witness my hand this 30th day of July, A. D. 1908.

Recorded Oct 3 1913  
Hays L. Lawrence  
Register of Deeds.

The following is endorsed on the original instrument.  
The note herein described, having been paid in full, this mortgage is hereby released and the lien thereby created is changed. As witness my hand this 30th day of July, A. D. 1908.