

MORTGAGE RECORD No. 45.

117

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

This Indenture, Made this Second day of April in the year of our Lord one thousand nine hundred and eight, between Charles E. Howard of Maudie M. Howard his wife of Douglas and State of Kansas, of the first part, and A. Bentley of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Fifteen 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 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:

The Southeast quarter of Section Twenty Five (25) Township Thirteen (13) Range Thirteen (13) East of the 6th P. M. containing 160 acres of land more or less.

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said Charles E. Howard 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 _____ according to the terms of _____ certain _____ this day executed and delivered by the said _____ 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, _____ 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 _____ making such sale, on demand, to said _____ heirs and assigns.

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

Signed, Sealed and Delivered in presence of

[SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS.

} ss.

BE IT REMEMBERED, That on this _____ day of _____ A. D. 1 _____, before me, _____ a Notary Public in and for said County and State, came

_____ 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 _____ 1 _____

Notary Public.

Filed for Record the _____ day of _____ A. D. 1 _____, at _____ o'clock _____ M.

Register of Deeds.

Deputy.