

MORTGAGE RECORD No. 45.

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

This Indenture, Made this 14th day of October in the year of our Lord 1908
hundred and eight, between S. H. Jeffers and W. G. Jeffers
his wife of Douglas in the County of
Douglas and State of Kansas, of the first part, and
Mary Duncan of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of
Fourteen Hundred (\$1400.00) 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 her 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 South half (1/2) of the north west quarter (1/4)
of Section one (1) Township twelve (12) Range Seventeen (17)
containing eighty acres 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
S. H. Jeffers and wife do hereby covenant and agree that
at the delivery hereof they being the lawful owner(s) 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
\$1400.00
according to the terms of one certain note this day executed
and delivered by the said S. H. Jeffers and wife to the said part 4 of the second part
due 5 years after date int. 6 per cent payable semi annually with privilege of
paying any or all of principal at any interest paying period.

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 4 of the second part, her 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 4 making such sale, on demand, to said parties of the first part their
heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part has hereunto set hand and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

S. H. Jeffers [SEAL]
W. G. Jeffers [SEAL]
[SEAL]

STATE OF KANSAS,

Douglas County } ss.
BE IT REMEMBERED, That on this 14th day of October A. D. 1908, before me,
a Justice of the Peace a Notary Public in and for said County and State, came
S. H. Jeffers and W. G. Jeffers 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 1

Filed for Record the 16th day of Oct, A. D. 1908, at 2:05 o'clock P. M.

Thomas J. Custard
Justice of the Peace Notary Public.
Wm. C. Custard Register of Deeds.
By Deputy.

This mortgage is intended to secure the original first payment
 of the sum of \$1400.00, and the first interest payment of \$140.00
 and mortgage of Douglas, Kansas, of the first part, and
 Mary Duncan of the second part.
 Recorded Oct 21, 1909
 Floyd L. Lawrence
 Register of Deeds.