

## MORTGAGE RECORD No. 45.

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

This Indenture, Made this 13<sup>th</sup> day of January in the year of our Lord one thousand and nine hundred and nine, between W. H. Fager and Emma Fager, his wife of Douglas in the County of Douglas and State of Kansas, of the first part, and Wm. H. Sinclair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twenty-five Hundred (\$2500.) 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 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 North Half of the North West quarter of Section No. Twenty seven (27), in Township No. Fourteen (14), South, of Range No. Eighteen (18), East of the 6<sup>th</sup> R.M.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said W. H. Fager & Emma Fager, 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 that they will be satisfied and paid the same in the quiet of peaceful business and second party to never assign favors against all persons lawfully claiming the same.

This Grant is intended as a Mortgage to secure the payment of the sum of Twenty-five Hundred Dollars

according to the terms of two certain mortgage notes this day executed and delivered by the said parties of the first part to the said party of the second part

are for \$2500. due in two years from date of due for \$2500. due in five years from date, with interest from date to maturity as extended. Payments attached, twenty and interest, after maturity or default, at rate of 10% per annum until paid in full, or as by Sheriff's Decree is more described property.

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 parties of the first part their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of

W. H. Fager. [SEAL]

Emma Fager. [SEAL]

[SEAL]

## STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 13<sup>th</sup> day of January A. D. 1909, before me,



the undersigned a Notary Public in and for said County and State, came W. H. Fager and Emma Fager 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 Feb 27 1909

Joseph E. Riggs Notary Public

Filed for Record the 25<sup>th</sup> day of Jan, A. D. 1909, at 10<sup>00</sup> o'clock A. M.

Joseph L. Lawrence Register of Deeds.

Deputy.

In consideration of full part of the within mortgage I hereby release the same this 13<sup>th</sup> day of January 1909  
 Wm. H. Sinclair

Attest  
 Joseph L. Lawrence  
 Register of Deeds

This mortgage is endorsed on the foregoing instrument. The mortgage described herein has been paid in full by the mortgagor. Recorded Dec 23 1909