

MORTGAGE RECORD No. 45.

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

This Indenture, Made this Ten day of July in the year of our Lord one thousand and Seven between Fred Skinner of Lawrence in the County of Douglas and State of Kansas, of the first part, and Julia F. Nicholson of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Three hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has 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:

Commencing at the South West Corner of Block No. Twenty five (25) in that part of the City of Lawrence known as West Lawrence thence running East parallel with the North side of Mill Street Fifty (50) feet thence North parallel with the East line of Florida Street 100 feet thence West 50 feet to the East line of Florida Street thence South 100 feet to beginning.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Fred Skinner 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 Three hundred Dollars according to the terms of one certain note of pay executed and delivered by the said Fred Skinner to the said party of the second part her heirs or assigns.

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, 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 party making such sale, on demand, to said Fred Skinner, his heirs and assigns.

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

Signed, Sealed and Delivered in presence of Fred Skinner [SEAL]

STATE OF KANSAS.

Douglas County ss. BE IT REMEMBERED That on this 10 day of July A. D. 1907, before me, John M. Newlin a Notary Public in and for said County and State, came Fred Skinner

ES 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 April 11 1911. John M. Newlin Notary Public.

Filed for Record the 3 day of Mar A. D. 1907 at 9 o'clock A. M.

Floyd K Lawrence Register of Deeds. Deputy.

The following is a copy of the original instrument as it was recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 10th day of July, 1907, and is true and correct as the same appears from the records of said office.

Recorded March 3 1907
Floyd K Lawrence
Register of Deeds.