

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 Third day of August in the year of our Lord sixteen hundred
one thousand nine hundred and nine, between H. B. Peairs and Carrie E. Peairs
his wife of Lamar in the County of
Douglas and State of Kansas, of the first part, and

Charles M. Reynolds of Lamar, Kansas of the second part:
Witnesseth, That the said parties of the first part, in consideration of the sum of
Five Thousand (\$5,000) 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:

East One-half (1/2) of North-East Quarter (1/4) of Section No.
Eleven (11) Township No. Thirteen (13) South of Range No. Nine-
teen (19) East of the Sixth (6th) Principal Meridian, Kansas

Grantors reserve the privilege of paying one or more
notes or all of them at the time any one note becomes due

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said
H. B. Peairs and Carrie E. Peairs 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

This Grant is intended as a Mortgage to secure the payment of the sum of
\$5,000.

according to the terms of five certain notes this day executed
and delivered by the said H. B. Peairs and Carrie E. Peairs to the said party of the second part
of \$1,000 each, due in one, two, three, four & five years respectively
with interest at 3% per annum, payable semi-annually

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 part making such sale, on demand, to said H. B. Peairs, his
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

H. B. Peairs [SEAL]

Carrie E. Peairs [SEAL]

[SEAL]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 3 day of August A. D. 1 922, before me,

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

H. B. Peairs and Carrie E. Peairs, his wife,

persons, 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 June 20 1910

L. S. Stickle Notary Public.

Filed for Record the 4th day of August A. D. 1922, at 2:55 o'clock P. M.

Floyd L. Lawrence Register of Deeds.

Deputy.

The foregoing is a true and correct copy of the original instrument as the same is on file in the office of the Register of Deeds of Douglas County, Kansas, and is hereby certified to be true and correct.

Recorded Dec. 2, 1922
Carrie E. Peairs