

MORTGAGE RECORD No. 45.

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

This mortgage is in full satisfaction of the indebtedness of Clara W. Kanaga, a widow, to Hugh Blair, Notary Public, for the sum of One Thousand Dollars, and the same is hereby acknowledged and the same is hereby recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 27th day of July, 1912.

This Indenture, Made this 25th day of July in the year of our Lord one thousand nine hundred and twelve, between Clara W. Kanaga, a widow of the city of Lawrence in the County of Douglas and State of Kansas, of the first part, and Isaac Walton of the second part:

Witnesseth: That the said party of the first part, in consideration of the sum of One Thousand DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, hath sold, and by these presents doth 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:

Lot number One Hundred and seven (107) on Kentucky street, in the city of Lawrence, Douglas County Kansas

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the first part doth hereby covenant and agree that at the delivery hereof she 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 One Thousand according to the terms of one certain note this day executed and delivered by the said Party of the first part to the said party of the second part Possible on the 15th day of August 1912 with interest thereon according to the terms of said note and coupons thereto attached

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 Party of the first part, her heirs and assigns.

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

Signed, Sealed and Delivered in presence of Clara W. Kanaga [SEAL]
Hugh Blair [SEAL]
[SEAL]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 27th day of July A. D. 1912, before me, Hugh Blair a Notary Public in and for said County and State, came Clara W. Kanaga, widow to the 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 28 Dec 1912 Hugh Blair Notary Public.

Filed for Record the 7th day of Sept. A. D. 1912, at 5 o'clock P. M.

Floyd L. Lawrence Register of Deeds.
Deputy.

Recorded July 4 1912
Floyd L. Lawrence
Register of Deeds.