

MORTGAGE RECORD No. 45.

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

This Indenture, Made this fourteenth day of December, in the year of our Lord nineteen hundred and nine, between Howard J. Vrooman and Lora Ault Vrooman, his wife of Kansas City in the County of Jackson and State of Missouri, of the first part, and Wm. T. Sinclair of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Eight Thousand (\$8,000.) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha~~v~~^{ve} sold, and by these presents do grant, bargain, sell and mortgage to the said party of 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 East half of Section No. Twenty-eight (28), in township No. Twelve (12), South, of Range No. Nineteen (19), East, excepting a strip off the South West corner thereof bounded as follows:- Beginning at the South West corner of the South East quarter of said Section No. 28, thence North 92 rods, thence East 2 rods, thence South 92 rods, thence West 2 rods to the place of beginning;

Parties of the first part hereby agree to maintain insurance of \$2500. on the buildings now on or to be erected on said premises, for the benefit of said second party, his heir or assigns, during the existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said party of of the first part therein. And the said Howard J. Vrooman and Lora Ault Vrooman 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 and that will warrant and defend the same in the quiet and peaceable possession of said second party, his heirs or assigns forever against all persons lawfully claiming the same

This Grant is intended as a Mortgage to secure the payment of the sum of Eight Thousand Dollars according to the terms of one certain mortgage note this day executed and delivered by the said parties of the first part to the said party of of the second part due on or before ninety days from date, with interest as evidenced thereby,

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

IN WITNESS WHEREOF, The said party of of the first part ha~~v~~^{ve} hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered in presence of

Howard J. Vrooman [SEAL]
Lora Ault Vrooman [SEAL]
[SEAL]

STATE OF KANSAS,

Jackson County } ss.

BE IT REMEMBERED, That on this 16th day of December A. D. 1909, before me, the Undersigned, a Notary Public in and for said County and State, came Howard J. Vrooman and Lora Ault Vrooman, his wife, to me personally known to be the same person s 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 28 1913 Frank H. Wilmoth Notary Public.

Filed for Record the 16th day of Dec. A. D. 1909, at 1⁴⁵ o'clock P M.

Hayd L. Lawrence Register of Deeds.
Minnie A. Lawrence Deputy.

The following is endorsed on the original instrument: The mortgage herein described having been paid in full this day of March A. D. 1910 Wm. T. Sinclair Gov. E. Rogers

Recorded No. 45 170
State of Missouri
Register of Deeds

This mortgage is intended to secure the payment of the sum of \$8,000.00

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