

MORTGAGE RECORD No. 45.

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

This Indenture, Made this thirty first day of December in the year of our Lord Nineteen
hundred and nine, between E. C. Phillips and Jessie M. Phillips
his wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Wm. L. Sinclair, of same place of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
One hundred and ten 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:

Commencing twenty (20) rods east of the North West corner of the
South West quarter of the North West quarter of section No Twenty-
nine (29) in township No. twelve (12) South of Range No Twenty (20)
East thence running South forty (40) rods, thence east twelve (12)
rods thence North forty (40) rods, thence West twelve (12) rods to the
place of Beginning in Addition No. Seven (7) in North Lawrence,
According to the plat thereof.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said
E. C. Phillips and Jessie M. Phillips 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
One hundred Dollars
according to the terms of one certain note this day executed
and delivered by the said Parties of the first part to the said party of the second part
due in (1) one year from the date hereof, with interest as provided
therein.

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 of 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 seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

E. C. Phillips [SEAL]

Jessie M. Phillips [SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 31st day of December A. D. 1909, before me,

Joseph E. Riggs a Notary Public in and for said County and State, came

E. C. Phillips and Jessie M. Phillips, his wife

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 March 30 1913

Joseph E. Riggs
Notary Public.

Filed for Record the 3 day of Jan A. D. 1910, at 4 o'clock P. M.

Floyd L. Lawrence Registrar of Deeds.
Minnie A. Lawrence Deputy.

The following is a question on the original instrument of this mortgage is hereby acknowledged and the King County Superior Court of the State of Washington has this 31st day of August 1910

Recorded Aug 31, 1910
Floyd L. Lawrence
Registrar of Deeds.

The following is a question on the original instrument of this mortgage is hereby acknowledged and the King County Superior Court of the State of Washington has this 31st day of August 1910

Recorded Aug 31, 1910