

MORTGAGE RECORD No. 45.

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

This Indenture, Made this 22nd day of January in the year of our Lord One thousand
One hundred and ten, between James W. Jeffries and Sarah
his wife of Baltimore City in the County of
Douglas and State of Kansas, of the first part, and
Martha Holtsclaw of Indianapolis Ind. of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Fifteen hundred 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 her 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 south half of the east half of the south east quarter of section Sixteen (16),
Township Fifteen(15), Range Twenty one (21), containing 40 acres, more or less.

Buildings to be kept insured against fire and tornado in amount not less than \$500.00,
loss if any payable to Martha Holtsclaw or her assigns.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said
James W. Jeffries does 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
Fifteen hundred Dollars
according to the terms of One certain Coupon Note this day executed
and delivered by the said James W. Jeffries and Sarah Jeffries to the said party of the second part

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 James W. Jeffries, his
heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

James W. Jeffries [SEAL]
Sarah A. Jeffries [SEAL]
[SEAL]

STATE OF KANSAS,

Franklin County } ss.

BE IT REMEMBERED, That on this 22nd day of January A. D. 1910, before me,



James W. Jeffries and Sarah A. Jeffries, his
wife 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 with 13th day of October 1913

J. E. Shinn
Notary Public.

Filed for Record the 24 day of Jan A. D. 1910, at 9⁰⁰ o'clock A. M.

Stacy L. Lawrence
Register of Deeds.
Deputy.

(For Assignment see Book 51, page 568)
(For Assignment see Book 51, page 569)
(For Release see Book 51, page 569)

(For Assignment see Book 51, page 525)