

MORTGAGE RECORD No. 45.

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

This Indenture, Made this Thirtieth day of March in the year of our Lord one thousand nine hundred and
between Arthur T. Walker and
Elizabeth S. Walker, his wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Wm. S. Sinclair of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Fifteen hundred (\$500) 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 parties 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:

Lots A and B, less twenty feet off of the south side of said lot B;
also, lots C, D, and E, all of said lots being in Block No one W. of
University Place, an addition to the City of Lawrence,

Parties of the first part hereby agree to maintain insurance of \$500.
on the buildings now on or to be erected on said premises, for the
benefit of said second party, his heirs or assigns, during the existence
of this loan.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said

Arthur T. Walker and Elizabeth S. Walker do hereby covenant and agree that
at the delivery hereof they are the lawful owner of the premises, above granted, and seized of a good and indefensible
estate of inheritance therein, free and clear of all incumbrances and that they will warrant and defend the same in
second party, his heirs and assigns forever, against all persons lawfully claiming the same.

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 mortgage with this day executed

and delivered by the said parties of the first part to the said parties of the second part
due in five years from date, with interest from date to maturity as evidenced by coupon
attached thereto, and interest after maturity or default at the rate of 10% per annum until
fully paid in cash or by sheriff's sale to above described property,
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 parties of the second part, their 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 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 seals the day and year first above
written.

Signed, Sealed and Delivered in presence of

Arthur T. Walker. [SEAL]

Elizabeth S. Walker [SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 1st day of April A. D. 1910, before me,

the Undersigned, a Notary Public in and for said County and State, came
Arthur T. Walker and Elizabeth S. Walker, his wife

to me personally known to be the same
person 5 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 Feb. 21st 1914

Lena Weeks Notary Public.

Filed for Record the 2nd day of April A. D. 1910, at 2¹⁵ o'clock A M.

Hayden L. Lawrence Register of Deeds.
Minnie W. Lawrence Deputy.

In consideration of full pay-
ment of the within mortgage
I hereby release the same this
23rd day of March, 1914.

attest
Hayden L. Lawrence
Register of Deeds.