

# MORTGAGE RECORD No. 45.

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

This Indenture, Made this Tenth day of March in the year of our Lord one thousand and ten, between Rosetta Falls and Jacob Falls her husband of North Lawrence in the County of Douglas and State of Kansas, of the first part, and Daniel Jeffers of the second part:

**Witnesseth**, That the said part one of the first part, in consideration of the sum of Three hundred and fifty (\$350.00) 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 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 one fourth (1/4) of the North half (1/2) of Block No. Eighteen (18) North Lawrence in the city of Lawrence.

with all the appurtenances, and all the estate, title and interest of the said part one of the first part therein. And the said Rosetta Falls and Jacob Falls 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 \$ 350.00 according to the terms of one certain promissory note this day executed and delivered by the said Rosetta Falls and Jacob Falls 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, 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 Rosetta Falls and Jacob Falls heirs and assigns.

IN WITNESS WHEREOF, The said part one 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

Rosetta Falls [SEAL]  
Jacob Falls [SEAL]  
[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 10<sup>th</sup> day of March A. D. 1910, before me,

B. Clyde Johnson a Notary Public in and for said County and State, came Rosetta Falls and Jacob Falls

person 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 Jan 27 1911

B. Clyde Johnson Notary Public.

Filed for Record the 16<sup>th</sup> day of April A. D. 1910, at 4<sup>12</sup> o'clock P. M.

Floyd L. Lawrence Register of Deeds.  
Deputy.

This mortgage is recorded on the original instrument. The mortgage is hereby released and the mortgage is hereby acknowledged. 10/15/10

Dana Jeffers

Recorded March 15, 1910

E. C. Wells, Notary Public

(For Assignment see Book 5, Page 556)