

MORTGAGE RECORD No. 45.

577

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

This Indenture, Made this 23rd day of July in the year of our Lord nineteen
hundred and ten, between Birdie D. Tegar, single, and Maude Tegar
single, of the City of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
C. A. Palmer of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Thirteen 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 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 South half (1/2) of Lot number Eleven (11) and all of Lot number Twelve
(12) in Block number Fourteen (14). Lane Place Addition to the City of
Lawrence, said County and State

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said
Parties of the first part 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
Thirteen 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
Payable five years after date with interest thereon according to
the terms of said note and Coupons thereto attached

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 Parties of the first part, their
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
Hugh Blair

Birdie D. Tegar [SEAL]
Maude Tegar [SEAL]
[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 23rd day of July A. D. 1910, before me,
Hugh Blair a Notary Public in and for said County and State, came
Birdie D. Tegar, single and Maude Tegar, single
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 28th Dec 1913 Hugh Blair Notary Public.

Filed for Record the 25 day of July A. D. 1910, at 3 o'clock P M.
Floyd L. Lawrence Register of Deeds.
Deputy.

Recorded Aug 9th 1910
Estelle P. Pratt Register of Deeds.
Deputy.
This mortgage is subject to the original instrument.
The same having been described having been paid in full, this mortgage is hereby released and the
same is hereby acknowledged. As witness my hand this 23rd day of July A. D. 1910
at Lawrence Mo. 1910
Helen M. Palmer
Sealed & Signed
Charles H. Palmer