

# MORTGAGE RECORD No. 45.

601

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

This Indenture, Made this Sixth day of September in the year of our Lord nineteen  
hundred and Ten, between Dora Lee, a single woman,

of Lawrence in the County of  
Douglas and State of Kansas, of the first part, and  
Wm. T. Sinclair of the second part:

**Witnesseth**, That the said party of the first part, in consideration of the sum of  
Four Hundred and Twenty-five (\$425) DOLLARS,

to her duly paid, the receipt of which is hereby acknowledged, hath sold, and by these presents do th 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:

Lot No. One Hundred and Thirty-seven (137) on the West side of Alabama Street, in Block No.  
Forty-one (41) in that part of the City of Lawrence known as West Lawrence, as per plat on  
file in the office of the Clerk of the District Court in And for said County,

Party of the first part agrees to maintain insurance of \$300. on the buildings to be erected  
on above described 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 party of the first part therein. And the said

Dora Lee do th hereby covenant and agree that

at the delivery hereof she 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 and that she will Warrant and Defend the same in  
the quiet and peaceable possession of said 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

\$425.

according to the terms of one certain mortgage note this day executed  
and delivered by the said party of the first part to the said party of the second part  
due in five years from date, with interest from date to maturity as evidenced by coupons  
attached thereto, and interest after maturity or default at the rate of 10% per annum until  
fully paid in cash or by sheriff's Deed to above described premises,

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 party of the first part, her  
heirs and assigns.

IN WITNESS WHEREOF, The said party of the first part hath hereunto set her hand and seal the day and year first above  
written.

Signed, Sealed and Delivered in presence of

Dora Lee [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 8th day of September A. D. 1910, before me,  
the undersigned a Notary Public in and for said County and State, came  
Dora Lee, a single woman,

(L.S.)

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 Feb. 21st, 1914

Lena Urech Notary Public.

Filed for Record the 8th day of Sept. A. D. 1910, at 1.45 o'clock P. M.

Flora L. Lawrence Register of Deeds.  
Deputy.

(For Assignment see Book 51, Page 418)  
(For Assignment see Book 51, Page 619)

This instrument is returned on the original instrument.  
The same being a duplicate having been paid in full, this copy is hereby assigned and the  
same being assigned discharged. As witness my hand this 11th day of September, D. 1910.

Recorded March 17, 1910  
Lena Urech  
Register of Deeds.