

## MORTGAGE RECORD No. 45.

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

This Indenture, Made this seventeenth day of October in the year of our Lord Nineteen  
hundred and ten, between Ophelia C. Hawkins and B. M. Hawkins  
her husband of Lawrence in the County of  
Douglas and State of Kansas, of the first part, and

Wm J. Sinclair of the second part:  
 Witnesseth, That the said part of the first part, in consideration of the sum of  
Six Hundred and Fifty (\$650.) 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 part 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 Nos One (1) & Two (2) in Block No Thirty (30) in Quivera, Plac  
in the City of Lawrence

Parties of the first part hereby agree to maintain insurance of  
\$700. on the buildings now on or to be created on said premises  
for the benefit of said second party, his heirs and assigns, dur-  
ing the existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said  
Ophelia C. Hawkins and B. M. Hawkins 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 indefeasible  
 estate of inheritance therein, free and clear of all incumbrances and that they will warrant & defend the same  
in the quiet and peaceable possession of said second party, his heirs  
& assigns forever against all persons lawfully claiming the same  
 This Grant is intended as a Mortgage to secure the payment of the sum of  
\$650.

according to the terms of one certain Mortgage note this day executed

and delivered by the said parties of the first part to the said part of the second part  
for five years from date with interest from date to maturity as  
evidenced by coupons attached thereto, and interest after maturity in  
default of the rate of 10% per annum until paid in cash or by sheriff's deed to the  
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 part 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 part of making such sale, on demand, to said parties of the first part, their  
 heirs and assigns.

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

Signed, Sealed and Delivered in presence of

Ophelia C. Hawkins [SEAL]

B. M. Hawkins [SEAL]

[SEAL]

## STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 20th day of October A. D. 1910, before me,

the undersigned a Notary Public in and for said County and State, came  
Ophelia C. Hawkins and B. M. Hawkins her husband

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

Leola Urech

Notary Public.

Filed for Record the 21 day of Oct A. D. 1910, at 1<sup>15</sup> o'clock P. M.

Floyd L Lawrence Register of Deeds.

Deputy.

(For Release see Book 51 Page 496)

(For Assignment see Book 5 Page 495)