

MORTGAGE RECORD No. 45.

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

This Indenture, Made this 10th day of December in the year of our Lord Nineteen
hundred and ten (1910), between H. R. Sims, unmarried
 of Lawrence in the County of
Douglas and State of Kansas, of the first part, and _____ of the second part:

Witnesseth, That the said part 1 of the first part, in consideration of the sum of
Three Hundred and fifty (\$300.00) DOLLARS,
 to him duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do grant, bargain, sell and mortgage
 to the said part 1 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 Numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6),
Seven (7) and Eight (8) in Block Number Twenty Seven (27)
University Place Annex, Adjoining City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said part 1 of the first part therein. And the said
H. R. Sims do hereby covenant and agree that
 at the delivery hereof he 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.

This Grant is intended as a Mortgage to secure the payment of the sum of
Three Hundred Dollars
 according to the terms of one certain note this day executed
 and delivered by the said H. R. Sims to the said part 1 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 part 1 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 1 making such sale, on demand, to said H. R. Sims, his
 heirs and assigns.

IN WITNESS WHEREOF, The said part 1 of the first part has hereunto set his hand and seal the day and year first above
 written.

Signed, Sealed and Delivered in presence of

H. R. Sims [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 10th day of December A. D. 1910, before me,
Frank E. Perkins a Notary Public in and for said County and State, came
H. R. Sims, unmarried

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 November 8th 1911

Frank E. Perkins

Notary Public.

Filed for Record the 12 day of December A. D. 1910, at 2 o'clock P M.

Floyd L. Lawrence Register of Deeds.
 Deputy.

In consideration of full pay-
 ment of the within mortgage
 thereupon released the same this
 10th day of December, 1910

attest
Floyd L. Lawrence
 Register of Deeds