

MORTGAGE RECORD No. 49.

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

This Indenture, Made this Sixteenth day of February in the year of our Lord Nineteen hundred and Eleven, between Mary A. Noland and J. T. Noland, her husband, of the City of Lawrence in the County of and State of Kansas, of the first part, and Wm. T. Sinclair, of the same place of the second part:

Witnesseth, That the said party—of the first part, in consideration of the sum of Six 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 west half of the South half of Block No. forty-seven, West Lawrence, being the homestead of the parties of the first part who agree to maintain insurance on said premises to the amount of \$1000 for the benefit of the party of the second part, his heirs or assigns, during the XXXX-continuance of this loan,

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 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 and defend the same in the quiet and peaceable possession of said second party, his heirs or assigns forever against all persons lawfully claiming the same

Six hundred Dollars This Grant is intended as a Mortgage to secure the payment of the sum of 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 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 ten per cent per annum until fully paid

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 hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of

Mary A. Noland [SEAL]

J. T. Noland [SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } SS.

BE IT REMEMBERED, That on this 4th day of Mar. A. D. 1911, before me, W. T. Carpenter a Notary Public in and for said County and State, came Mary A. Noland and J. T. Noland, her husband

(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 Dec. 28 1912

W. T. Carpenter

Notary Public.

Filed for Record the 8th day of March A. D. 1911, at 9:35 o'clock A. M.

Flloyd L. Lawrence Register of Deeds.
Deputy.

(For assignment see Book 51, Page 425)

Notary Public in and for the State of Kansas, my commission expires Dec. 28 1912

Received Dec 10 1911

Flloyd L. Lawrence
Register of Deeds.
Geo. B. Wright
Deputy.