

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 fifteenth day of March in the year of our Lord Nineteen
hundred and eleven, between Maria Hudgins and Charles Hudgins,
his wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Wm. J. Sinclair of same place of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
One hundred and fifty 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:

Lot Seven (7) Eight (8) Nine (9) Ten (10) Eleven (11) and Twelve (12) in Tract
Subdivision of Addition Number Four (4) in that part of the City of Lawrence
known as North Lawrence

Parties of 1st part agree to maintain at least \$300 of insurance
on the building thereon during the existence of this mortgage

with all the appurtenances and all the estate, title and interest of the said part 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 well warrant and defend the same in
the quiet and peaceable possession of second party, his heirs and assigns against
all lawful claimants

This Grant is intended as a Mortgage to secure the payment of the sum of
One hundred and fifty 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
due in three years from date, with interest as specified in
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
Witnesses Mark Alice L. Sinclair
Joe E. Riggs

Maria X Hudgins [SEAL]
Charles X Hudgins [SEAL]

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED That on this 16th day of March A. D. 1911, before me,

Joseph E. Riggs a Notary Public in and for said County and State, came
Maria Hudgins and Charles Hudgins
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 March 20 1913 Joseph E. Riggs Notary Public.

Filed for Record the 17 day of March A. D. 1911, at 7:30 o'clock 9 M.

Flora L. Lawrence Register of Deeds.
Deputy.