

MORTGAGE RECORD No. 49.

951

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

This Indenture, Made this 23rd day of March in the year of our Lord nineteen
hundred and eleven (1911), between F. A. Pearson and Clara M. Pearson
his wife of Baldwin in the County of
Douglas and State of Kansas, of the first part, and
F. L. Beard of the second part of the second part:

Witnesseth, That the said part of the first part, in consideration of the sum of
Two hundred and twenty five (\$225) 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:

Lot One hundred and sixty three (163) and One hundred and
sixty five (165), on High Street, Baldwin, County of State of Kansas

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.

This Grant is intended as a Mortgage to secure the payment of the sum of
\$225.00
according to the terms of One certain Note this day executed
and delivered by the said Parties of the first part to the said part of the second part
Said note due and payable one year after date and at
8% interest from date

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 F. A. Pearson and wife
heirs and assigns.

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

Signed, Sealed and Delivered in presence of
F. A. Pearson [SEAL]
Clara M. Pearson [SEAL]
[SEAL]

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 23rd day of March A. D. 1911, before me,
W. B. Prouton Notary Public in and for said County and State, came
F. A. Pearson and Clara M. Pearson, husband
and wife 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 Nov 1914 1914 W. B. Prouton Notary Public.

Filed for Record the 5 day of April A. D. 1911, at 11 o'clock A. M.
Flays L. Lawrence Register of Deeds.
Deputy.

The following is endorsed on the original instrument:
This note herein described having been paid in full, this mortgage is hereby released and the
loan thereby created discharged. As witness my hand and seal this 5th day of January A. D. 1911.
Attest: R. M. McGovern Register of Deeds.

Recorded Jan 5, 1911.
Notary of Lawrence,
R. M. McGovern
Register of Deeds.