

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

This Indenture, Made this 23rd day of February in the year of our Lord nineteen hundred and twelve, between William H. H. Coged, a single man, of the City of Baldwin in the County of Douglas and State of Kansas of the first part, and J. M. McClure of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Six Hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, he has sold, and by these presents do he 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:

Lots - numbers Seventy-one (71) and Seventy-two (72) on Dearborn Street in the City of Baldwin, said County and State.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the first part 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 infeasible 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 Six Hundred dollars according to the terms of one certain note this day executed and delivered by the said Party of the first part to the said party of the second part Payable three years after date with interest thereon according to the terms of said note and 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 of the first part his heirs and assigns.

IN WITNESS WHEREOF, The said party 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

Jennie Hath

William H. H. Coged [SEAL]

[SEAL]

[SEAL]

## STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 23rd day of Feb A. D. 1912, before me,

Hugh Blair

William H. H. Coged a Notary Public in and for said County and State, came

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 28th Decr 1913

Hugh Blair

Notary Public.

Filed for Record the 24th day of February A. D. 1912, at 8:00 clock A.M.

Floyd L. Lawrence Register of Deeds.

Deputy.

This mortgage is not to be recorded in the office of the Register of Deeds until the day of the month of February, A. D. 1912. The note herein described having been paid in full on the day of the month of February, A. D. 1912. As witness my hand and seal this day of the month of February, A. D. 1912.

Recorded Jan. 14, 1912 -  
 Floyd L. Lawrence  
 Register of Deeds