

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

and nineteen
M. Pates
 in the County of

— of the second part:
consideration of the sum of
_____ DOLLARS,
bargain, sell and mortgage
in the County of Douglas,

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 uth, of Range
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 -thence South
 on, thence
 aining one

the said _____
 hereby covenant and agree that
 of a good and indefeasible
and defined title
and assigns forever
 for the payment of the sum of

part 4 of the second part
with interest

payment, or any part thereof
absolute, and the whole amount
administrators and assigns, a
out of all the moneys arising
of making such sales, and the
the first part thereof

the day and year first above

Date _____ [SEAL]

... [SEAL]

_____ (SEAL)

Subscribed and sworn to before me

r, said County and State, can

Per Husband

ersonally known to be the same

social seal on the day at

my children to

Notary
Notary Public.

ock 4 M.

~~see~~ Register of Deeds.

Density:

This Indenture, Made this Fourth day of March in the year of our Lord nineteen
hundred and twelve between Edward C. Pearson and Frances
W. Pearson, his wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
H. G. Sinclair of same place of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Seven Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have well 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 No. Seventy-five (75) and the north four-fifths of Lot No. Seventy-seven (77) on West side of Indiana Street in that part of the city of Lawrence, Known as West Lawrence, being the homestead of said first parties who ~~XXX~~ agrees to maintain insurance thereon during the existence of this mortgage in the sum of One Thousand Dollars, fire and tornadoe the policies therefor to be and remain in the possession of the party of the second part or assigns,

with all the appurtenances, and all the estate, title and interest of the said part as 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 the party of the second part his heirs & assigns. This Grant is intended as a Mortgage to secure the payment of the sum of seven hundred Dollars.

according to the terms of one certain mortgage as this day executed
and delivered by the said parties of the first part to the said part 4 of the second part
but in 5 years from date with interest from date to maturity as evidenced
by coupon attached thereto, and interest after maturity on default at the rate of
refer but per annum
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 4 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 4 making such sale, on demand, to said parties of the first part, their
heirs and assigns.

IN WITNESS WHEREOF, The said part two of the first part have thus hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of

Edward C. Pearson [SEAL]

Francis M. Pearson [SEAL]

—[SEAL]

STATE OF KANSAS,
Douglas County } ss

BE IT REMEMBERED, That on this 4th day of March A. D. 1712, before me,

Edward C. Pearson and Frances H. Pearson;
his 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 Mar 30 1913

Joseph E. Riggs
Notary Public.

Filed for Record the 5 day of mch A. D. 1912, at 9⁰⁰ o'clock a. M.

Hays L Lawrence Register of Deeds.

Deputy.