

MORTGAGE RECORD No. 49.

MORTGAGE STANDARD FORM. Gazette Co. Printers, Des Moines and Bank Note Makers, Lawrence, Kas.

This Indenture, Made this Twentieth day of January in the year of our Lord nineteen
hundred and twelve, between Lovina Dow, widow
of Lawrence in the County of

Douglas and State of Kansas, of the first part, and Eben Baldwin of the second part:

Witnesseth, That the said part 4 of the first part, in consideration of the sum of
Two thousand (\$2000.00) DOLLARS,
to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and mortgage
to the said part 4 of the second part her 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 Number One hundred and sixty-nine (169) on Vermont
Street, in the City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said part 4 of the first part therein. And the said
party of the first part hereby covenant and agree that
at the delivery hereof she is 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
Two thousand (\$2000.00) dollars
according to the terms of an certain note this day executed
and delivered by the said party of the first part to the said part 4 of the second part

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, her 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 party of the first part,
heirs and assigns.

IN WITNESS WHEREOF, The said part 4 of the first part has hereunto set her hand and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

Lovina Dow [SEAL]
[SEAL]
[SEAL]

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 20 day of February A. D. 1912, before me,

J. H. Mitchell a Notary Public in and for said County and State, came
Lovina Dow (widow)

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 17th 1915 J. H. Mitchell Notary Public.

Filed for Record the 5 day of March A. D. 1912, at 9 o'clock AM.
Walter L. Lawrence Register of Deeds.
Deputy.

For Release on Book 54, Page 310