

MORTGAGE STANDARD FORM. Cassette Co., Printers, Binders and Blank Book Makers, Lawrence, Kas.

This Indenture, Made this 5th day of March in the year of our Lord one thousand and twelve, between F. L. Beard (a widower) in the County of

Douglas and State of Kansas of the first part, and J. A. M. Knight of the second part:

Witnesseth, That the said part of of the first part, in consideration of the sum of Five hundred fifty and no/100 DOLLARS, to be duly paid, the receipt of which is hereby acknowledged, he do sold, and by these presents do grant, bargain, sell and mortgage to the said part of 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 fifty-eight (61) and Twenty (70) Chapel Street, Baldwin City, Kansas

with all the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said F. L. Beard 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 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 Five hundred fifty Dollars according to the terms of a certain note this day executed by the said F. L. Beard to the said part of of the second part due three years from date with interest at 7% per annum payable annually.

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 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. L. Beard, his heirs and assigns.

IN WITNESS WHEREOF, The said part of 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

F. L. Beard. [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 5th day of February A. D. 1912, before me, J. A. M. Knight a Notary Public in and for said County and State, came F. L. Beard (a widower)

(F. L. Beard)

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 25th 1913

J. A. M. Knight Notary Public.

Filed for Record the 6 day of March A. D. 1912, at 2⁴⁵ o'clock P.M.

Flay L. Lawrence Register of Deeds.

Deputy.

This Indenture is intended as the original instrument and the receipt hereof is hereby acknowledged and the receipt hereof is hereby acknowledged and the receipt hereof is hereby acknowledged.

J. A. M. Knight

Recorder - Aug 1st - 1916

Flay L. Lawrence

Register of Deeds