

MORTGAGE RECORD No. 49.

MORTGAGE STANDARD FORM. Gazette Co., Printers, Binders and Blank Book Makers, LAWRENCE, KAN.

This Indenture, Made this Twenty-eighth day of March, in the year of our Lord, one thousand nine hundred twelve, between Anna Wright and William Wright her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and Bella Knowlton of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One Hundred and Twenty (\$120.) 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 party 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 Thirty-five (135) and the West one-half of lot number One Hundred and Thirty-seven (137) on the South side of Elm street, in Block number Twelve (12) in that part of the city of Lawrence known as North Lawrence;
parties of the first part hereby agree to maintain insurance of \$300 on the buildings now on or to be erected on said premises, for the benefit of said second party, her heirs or assigns during the existence of this loan

with all the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said Anna Wright and William Wright 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 said second party, her heirs or assigns against all persons lawfully claiming the same

This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred and Twenty Dollars according to the terms of one certain mortgage note this day executed and delivered by the said parties of the first part to the said party of the second part due in two years from date with interest from date to maturity, as evidenced by coupons attached thereto, and interest after maturity or default at the rate of 10% per annum until full paid;

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, 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 party making such sale, on demand, to said parties of the first part, their heirs and assigns.

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

Signed, Sealed and Delivered in presence of
William Wright [SEAL]
Anna Wright [SEAL]

STATE OF KANSAS, } ss.
Douglas County }
BE IT REMEMBERED, that on this 24 day of April A. D. 1912, before me, the undersigned a Notary Public in and for said County and State, came Anna Wright and William Wright, her husband 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 Dec 28th 1914 Wm Sinclair Notary Public.

Filed for Record the 9th day of April A. D. 1912 at 4:20 o'clock P.M.
Dloyd L Lawrence Register of Deeds.
Deputy.