

MORTGAGE RECORD No. 49.

MORTGAGE STANDARD FORM. Gazette Co. Printers, Modern and Black Book Makers, Lawrence, Kan.

This Indenture, Made this 15 day of April in the year of our Lord nineteen
hundred and twelve, between Estelle Beaton and John Beaton
her husband of Baldwin in the County of

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

Witnesseth, That the said part 1st of the first part, in consideration of the sum of
Two Thousand 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 part 2d of the second part, its successors 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 5 numbered Thirty (30) Thirty One (31) Thirty Two (32)
and Thirty Three (33) on North Street, Baldwin City, Kansas

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said
Estelle Beaton and John Beaton 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

This Grant is intended as a Mortgage to secure the payment of the sum of
Two Thousand Dollars

according to the terms of one certain note this day executed
 and delivered by the said Estelle Beaton and John Beaton to the said part 2d of the second part
due in five years with 7% interest from date
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 2d of the second part, its successors 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 sale, and the
 overplus, if any there be, shall be paid by the part 2d making such sale, on demand, to said Estelle Beaton, her
 heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part has hereunto set their hands and seals the day and year first above
 written.

Signed, Sealed and Delivered in presence of

Estelle Beaton [SEAL]
John Beaton [SEAL]
 [SEAL]

STATE OF KANSAS,
Douglas County ss.

BE IT REMEMBERED, That on this 16th day of April A. D. 1912, before me,

Ethel Huff a Notary Public in and for said County and State, came
Estelle Beaton and John Beaton

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 Aug 7 1915 Ethel Huff Notary Public.

Filed for Record the 25 day of April A. D. 1912, at 9 o'clock A. M.

Floyd L. Lawrence Register of Deeds.
 Deputy.

The following is ordered as to the original instrument:
 The same herein described having been paid for by the mortgagee, and the same being
 duly acknowledged by the mortgagor, and the same being
 duly recorded in the office of the Register of Deeds,
 the same is hereby certified as being a true and correct
 copy of the original instrument.
 F. J. 27
 Estelle Beaton
 John Beaton
 1912

Received July 20, 1912
 F. J. 27